



Cobb County...Expect the Best!

COBB COUNTY, GEORGIA

and the

GEORGIA URBAN COUNTY CONSORTIUM

**Cobb County
Cherokee County
City of Marietta**

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
[CAPER]
JANUARY 1, 2005 – DECEMBER 31, 2005

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Prepared by:

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for the
**Cobb County Community Development Block Grant Program
Cobb County Board of Commissioners**

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Third Program Year CAPER

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

Cobb County, the City of Marietta, and the Georgia Urban County Consortium, known as the GUCC and comprised of Cobb County, Cherokee County, and the City of Marietta are required to submit to the United States Department of Housing and Urban Development (HUD) a Consolidated Performance and Evaluation Report (CAPER) for Program Year 2005.

The CAPER provides HUD and the residents of Cobb County an opportunity to evaluate Cobb County's overall progress in carrying out priorities and specific objectives identified in the Strategic Plan and Action Plan and describes actions or changes contemplated in the County's programs. It includes both a summary of accomplishments and an assessment of progress towards the vision established by the County, utilizing the CDBG, HOME, ADDI, and ESG programs.

Cobb County has included with this document a **Performance Measurement Matrix (PMR)** (see Tab 1). Cobb County is unique in that Cobb is one of a few communities in the country that embraced this Performance Measurement mandate from the beginning and has compiled data that mirrors the most recent Consolidated Plan activities for Fiscal Years 2003-2005. Three years of data has been compiled and can be assessed showing the total number of Outputs and total expenditures for each of the three Program Years. For PY 2005, Cobb County increased its total number of low income persons served by 30%, while overall expenditures decreased by 7% over 2004.

FY 2005 SOURCES OF FUNDS

HUD Grant Awards/Program Income/Matching Funds Received	Amounts Received
GRANTS	
Community Development Block Grant [CDBG]	\$4,487,565.00
Home Investment Partnership Program [HOME]	\$2,125,089.00
American Dream Downpayment Initiative [ADDI]	\$91,411
Emergency Shelter Grant [ESG]	\$143,418.00
Total Grants Awarded by HUD	\$6,847,483.00
PROGRAM INCOME	
Program Income - CDBG Housing Loan Repayments	\$91,258.26
Program Income - HOME Housing Loan Repayments and Interest	\$306,690.60
Program Income - CDBG Lump Sum Interest Earnings	\$7,933.00
Total Program Income	\$405,881.86

MATCHING FUNDS	
HOME Program Matching Funds Generated	\$1,502,265.84
Emergency Shelter Grant [ESG] Matching Funds Generated	\$143,418.00
Total Matching Funds	\$1,645,683.84
Total Grants/Program Income/Matching Funds Received	\$8,862,372.52



Good Samaritan
Health Center



South Cobb Aquatic
Center Ribbon Cutting



The Center for
Family Resources

FY 2005 USES OF FUNDS

Cobb County through the Consolidated Planning Period 2003-2005, identified five (5) priority objectives. Each objective and the amount expended during 2005 follows:

Priority Objective

Increase Affordable Housing	\$559,208
Eliminate Substandard Housing	\$1,434,807
Housing Homeless/Near Homeless	\$151,627
Housing and Services for Special Needs	\$306,539
Public Facilities/Services	<u>\$3,109,639</u>
TOTAL	\$5,561,820

Cobb's CDBG funding serves 100% low-to-moderate income persons. During the 2005 Program Year Cobb County served 22,893 persons.



Harshaw - Before



Harshaw - After

2005 HIGHLIGHTS

PLANNING

- *2006-2010 Consolidated Plan prepared and submitted to HUD [Cobb County's 5-year Strategic Plan]*

CDBG

- *105 Homes were repaired/rehabilitated*
- *The Center For Family Resources completed and moved into their new facility*
- *The South Cobb Aquatic Center was completed and opened in the South Cobb community*
- *Sidewalk Project completed in Historic Clarkdale*
- *Broke ground at the Cobb Good Samaritan Health Center—Project completed early 2006*
- *City of Austell completed ADA Improvements at Threadmill facility*
- *City of Acworth completed Phase II of their Trailway Infrastructure Project*
- *City of Kennesaw continued water/sewer improvements in the Woodland Acres community*
- *City of Smyrna completed Chuck Camp Park Improvements*
- *City of Marietta completed renovations to two recreation centers*
- *City of Powder Springs – Architectural work completed for Ron Anderson Neighborhood Facility expansion*

HOME/ADDI

- *46 Persons received Down Payment Assistance [17 HOME Program and 29 ADDI]*
- *4 Homes were reconstructed*
- *Habitat*
 - *Spoon Court – 7 home subdivision completed in 2005*
 - *Groover Park – 19 lot subdivision infrastructure and completed 13 homes completed*
 - *Hillcrest Subdivision – acquisition provided to purchase 34.58 acre parcel for a 2 Phase 51 lot Project – all low to moderate income families. Phase I of site work and infrastructure began in 2005*
 - *2 infill lots with new homes for low to moderate income persons*
- *CHI*
 - *Mitchell Chase subdivision – began construction on 10 homes which are to be completed in early 2006.*
 - *Acquired 8 properties for redevelopment and to be sold as affordable housing*
 - *Sold three (3) affordable housing units to First Time Homebuyers*
- *The Center for Family Resources – renovations at Cambridge Woods for exterior renovations, repair/replacement of the parking area. Electrical repairs and water/sewer improvements will comprise final phase.*
- *Devereux Georgia Treatment Network – expanded transitional units from six (6) to eight (8) and added large recreational room*

ESG-Provided Operational Expenses for Emergency and Transitional Shelter activities.

- *The Center for Family Resources*
- *The Extension*
- *Ministries United for Service and Training [MUST]*
- *Traveler's AID*

In addition, Cobb's Agencies that provide transitional/emergency services all contributed to the relief efforts surrounding Hurricane Katrina.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Cobb County Response:

Cobb County and the GUCC identified five (5) overall goals to be addressed by the Consolidated Plan 2003-2005.

Priority Objective: Increase Access to Affordable Housing for Low and Moderate Income Persons

*The GUCC identified the following projects in the FY 2005 Action Plan to **Increase Access to Affordable Housing**.*

- **Mitchell Chase Subdivision [HOME]** is a 9.5 acre affordable housing project that will include 31 new homes for low income residents. This HOME project is especially important to Cobb County because it will make available affordable workforce housing for service industry people. Qualified homebuyers will be eligible for downpayment assistance through the American Dream Downpayment Initiative [ADDI] or the Cobb County HOME Program Downpayment Assistance Program.

During 2005, construction began on eight homes. Four are scheduled for completion during the first quarter of 2006. These homes are priced from the low \$150,000's to \$170,000s. Cobb County has provided funds in the amount of \$512,681 for acquisition and infrastructure improvements.

- **Project MINT/Project Cobb [HOME]** Cobb Housing, Inc. , the CHDO for the GUCC, has initiated a comprehensive affordable housing acquisition program to redevelop neighborhoods and provide safe, standard, affordable housing to residents of Cobb County and the City of Marietta. The primary goal of this program is to produce quality housing at a price that is affordable for first-time homebuyers.

Project Cobb is a partnership between Cobb County and CHI and uses HOME s CHDO and other funding to acquire property for the development of new affordable housing. Ten properties were to be constructed and sold as affordable housing during 2005.

The City of Marietta has committed its HOME and CHDO allocations to improving the quality of and access to affordable housing through the Marietta Initiative for Neighborhood Transformation [Project MINT]. The partnership between the City of Marietta and CHI targets dilapidated or substandard properties for rehabilitation or replacement. Eight properties were to be acquired, rehabilitated or replaced, and sold.

In FY 2005, \$526,681.20 was expended to acquire eight (8) properties, two (2) were rehabilitated, two (2) were reconstruction properties and three (3) were sold as affordable housing for a total of \$401,500.

In addition, CHI sold 513 Haley Street, so it could be included in the Manget Street Redevelopment Project which is a \$55 million redevelopment project near Marietta Square. The City of Marietta and Hedgewood Development are working in partnership to develop 27 properties in an eight-acre area with condominiums, town homes, single-family detached homes, parks, and tree-lined sidewalks. Per HOME Program regulations, CHI returned \$31,737 to the GUCC which will be returned to the U.S. Treasury..

- **Project Cherokee [HOME]** - Cherokee County funds have been allocated to offset the cost of land acquisition, which has a significant impact upon the cost of housing. CHI, the Cherokee CHDO, acts as the sponsor by acquiring and transferring the property to Habitat for Humanity for the construction of new affordable housing. During 2005, two homes were constructed on Boone Drive and sold to qualified Habitat homebuyers.

In November, Habitat's Cherokee and Forsyth affiliates merged with the North Fulton affiliate to form Habitat for Humanity – North Central Georgia. The new affiliate will continue to work in partnership with CHI in Cherokee County..

- **Habitat For Humanity [HOME]** - Habitat International's goal is to eliminate all substandard housing. Habitat partners with families and local donors to build new, decent homes, sell them without profit, and finance the homeowner's purchase with interest free mortgages. Eligible families are able to purchase the homes at a cost of approximately \$550 per month, including taxes and insurance. Cobb Habitat for Humanity had a 2005 goal of 25 new homes.

During 2005, Cobb Habitat for Humanity built 22 new homes and rehabilitated one (1) home for low-income families who qualified.

See the HOME APR attached, page 11 for specific information on individual projects.

- **Downpayment Assistance Programs [HOME]/American Dream Downpayment Assistance [ADDI]** - The Georgia Urban County Consortium provides a significant portion of its HOME Program funds for down payment/closing cost assistance for First Time Homebuyers. Private lenders make the mortgage loans and the HOME funds are used to provide a zero [0%]. Downpayment Assistance Loan. Earlier DPA programs charged up to three percent [3%] "soft second" mortgage which are repaid only if the property is sold.

Cobb Housing, Inc. and Cobb Habitat for Humanity administer the ADDI Program as subrecipients for the GUCC.

In 2005, CHI and Cobb HFH both implemented Outreach Plans to help residents/tenants of public and manufactured housing and other families assisted by public housing agencies realize the dream of homeownership.

During 2005, Cobb Housing, Inc., and Cobb Habitat for Humanity provided Downpayment Assistance in the amount of \$422,400 from HOME funds and

Program Income to 46 low and moderate income residents who are now homeowners.

Table 1
FY 2005 GUCC Downpayment Assistance

	CHI	HFH	Total
DPA			
Goal	7	8	15
Actual	4	13	17
Amount	\$29,800	\$130,000	\$159,800
ADDI			
Goal	9	6	15
Actual	21	8	29
Amount	\$182,400	\$80,000	\$262,400
TOTAL DPA/ADDI			
Goal	16	14	30
Actual	25	21	46
Amount	\$212,200	\$210,000	\$422,200

- ❑ **Section 8** – The Marietta Housing Authority has issued 1,265 Section 8 vouchers for tenant based rental assistance and an additional 150 project based Section 8 vouchers (owned by the Housing Authority) in 2005. Thirty-six (36) certifications for Shelter Plus Care were issued to assist the homeless, severely mentally ill, drug or alcohol addicted persons, or dual diagnosis clients.

Priority Objective: Eliminate Substandard Housing

Each year a significant portion of CDBG funds are devoted to activities that maintain the existing affordable housing stock. This is accomplished through four interrelated housing rehabilitation programs:

- ❑ Emergency Assistance Grants [EAGs] – EAGs provide up to \$7,000 in the form of a grant to the homeowner. This program provides aid for emergency repairs to the home which must be for health and safety repairs for persons up to 50% of median family income [\$57,000 for a family of four].
- ❑ Deferred Payment Loans [DPLs] – DPLs provide up to \$36,000 in the form of an interest free loan to persons up to 80% of the median family income. The loan is not due until the home changes ownership. This program is designed to bring homes up to minimum housing codes and provide the homeowner with a safe living environment. Items can include plumbing, electrical, roofing, or any other code deficiencies..
- ❑ Emergency Assistance Loans [EALs] – EALs provide up to \$13,000 in a deferred loan to cover emergency repairs for persons up to 80% of median family income. The limit was increased from \$7,000 in 2004 due to the rising cost of repairs

- **Reconstruction** – Some homes would require more to rehabilitate than the cost of reconstructing. Cobb County uses HOME funds to reconstruct homes.

During 2005, the CDBG Program expended \$187,678 to provide Housing Rehabilitation Emergency Assistance Grants to 50 households – all who were very low income persons. In addition, four (4) homes were reconstructed using \$381,979 of HOME/CDBG funds [the HOME APR only reports 3, retainage had not been paid and it was still open in IDIS]; twelve (12) low to moderate income families received assistance through \$288,800 in DPLs and 25 very low income homeowners were assisted utilizing \$142,080 in EAL funding. During 2005, the goal of 82 Units was exceeded by 11% (9 units). As a result, 91 homeowners have a safer living environment.

Table 2
Housing Rehabilitation/Reconstruction

Cobb County	2005 Goal	2005 Actual	Total Funds Expended
▪ EAG	20	38	\$144,679.60
▪ EAL	5	23	123,268.63
▪ LBP	10	0	
▪ DPL	20	10	219,416.65
▪ Reconstruction	2	1	102,019.07
City of Marietta			
▪ EAG	20	12	\$42,998.39
▪ EAL	5	2	18,810.00
▪ LBP	10	1	8,902.89
▪ DPL	20	2	69,406.62
▪ Reconstruction	0	3	279,959.86
Cherokee County			
▪ EAG	0	0	
▪ EAL	0	0	
▪ LBP	6	0	
▪ DPL	6	18	\$360,123.95
▪ Reconstruction	0	0	
Total GUCC			
▪ EAG	40	50	\$187,677.00
▪ EAL	10	25	142,078.63
▪ LBP	24	1	8,892.89
▪ DPL	36	30	648,947.22
▪ Reconstruction	2	4	381,978.93

Priority Objective: Provide housing opportunities to non-homeless persons with special needs.

- **Non-profit organizations** are the entities in Cobb County which most frequently provide/operate such housing. The Center for Children and Young Adults, Inc, operates the **Open Gate**, Another Chance, and Turning Point Shelters for abused children, youth, and young adults. In 2005, 112 children ages 1-11 were housed temporarily, provided support services, then placed in foster care, with relatives, in group homes, or back with their parents. The Centers **Another Chance Shelter** served 280 abused youth ages 13-17 during the year. **Turning Point** served 32 young adults ages 17-21.

The Cobb YWCA operates four shelters (main facility and three homes) for battered and abused women and children. These single family homes were

able to provide temporary housing for 20 (9 adults and 11 children) Katrina evacuees, which included four boys from a Boys home.

Traveler's AID used HOME funds in FY 2004 to acquire a three bedroom/two bath condominium for transitional housing. Rehabilitation work began in FY 2004 and was completed in FY 2005 using State Matching dollars.

- ❑ **Cobb Association of Retarded Citizens [Cobb/ARC]** – During the 2005 Program Year, Cobb ARC received HUD Section 811 grants for two (2) group home units adding eight (8) additional handicapped, accessible units. This brings the total number of Cobb County ARC housing units available to 48. However, there is still a major gap between the special needs population and the amount of available housing suitable for members of the special needs community residing in Cobb County. Despite the fact that strides are being made to house the special needs population, the waiting list increased by 50 persons this year. The waiting list still has more than 300 persons in need of handicapped, accessible housing.
- ❑ **The Cobb-Douglas Community Services Board [CSB]** provides supportive housing for citizens challenged by mental health, mental retardation and/or substance abuse issues. In conjunction with the Marietta Housing Authority, they operate 50 units of Shelter Plus Care housing.
- ❑ **The Devereux Treatment Network** in Georgia and **The Center for Children and Young Adults** also provide special housing for youth with special needs.
- ❑ **Mt. Bethel Methodist Church** bought a four bedroom house in East Cobb County for three (3) special needs young adults during 2004.. The house was painted and refurbished by church volunteers and the furniture was donated. In Cobb County, this offers a new option for moderately disabled living beyond transitional group homes and federally subsidized homes. The Jewish Family and Career Services continues to provide the in-house supervision.
- ❑ Since 1993, Cobb County has participated with the City of Atlanta, [the **HOPWA** applicant to HUD on behalf of the entire Atlanta Metropolitan Area] in information dissemination for agencies which are interested in seeking HOPWA funds. The Cobb County Health Department applied for HOPWA funding and received \$195,000 in FY 2005, as the second year of a two (2) year HOPWA grant. The funding provides comprehensive case management, supportive services, and short-term emergency housing assistance to low income persons living with HIV/AIDS in Cobb County. Support services were provided to 471 clients and their families. Short-term rent/mortgage and utility assistance (STRMU) was provided to 52 persons, which included 23 that had at least one other family member, HIV/AIDS clients. HOPWA activities in Cobb County remain consistent with the goals and priorities of the Cobb County Consolidated Plan 2003-2005. The primary target population continues to include persons living with HIV/AIDS who are homeless or at risk of becoming homeless. However, recent constraints on eligibility essentially require that a client be evicted, or have their utilities disconnected before they can qualify. This is having an adverse impact on the quality of life for Cobb's HOPWA clients. Cobb's 2006-2007 grant was reduced significantly due to these constraints.

- ❑ **Housemate Match Elderly Program** is a program that matches low income elderly homeowners living alone, with tenants who are in need of affordable housing. The benefits of the program are two fold: (1) the elderly homeowners generate income from the tenant, reducing the overall cost of their own housing, and has the added benefit of the security provided by a housemate; (2) the tenant has an opportunity to find housing at a cost below prevailing rental rates. CDBG funds are used to assist with the cost of operating this service. A total of 354 low income persons, an increase of 9% over 2004, were served by Housemate Match in Cobb County during FY 2005. Housemate Match received \$30,040 in 2005 funding. This project is on-going and has forged a strong track record in Cobb County.

Priority Objective: Address the Housing and Supportive Needs of the Homeless through a Continuum of Care. Take Positive Action in the Prevention of Homelessness

- ❑ **Policy Council on Homelessness (Cobb Human Services Coalition)** – For more than twenty years, the Cobb Human Services Coalition [CHSC] coordinated efforts to house and serve the homeless in Cobb County. In 2005, the Coalition merged with the Cobb Community Collaborative to bring together the efforts of an even broader group of local agencies and organizations to assist homeless families and individuals. The Coalition, now the Policy Council on Homelessness, serves as the primary coordinator of homeless activities in Cobb County and directs the HUD Continuum of Care process throughout Cobb county, in cooperation with the Cobb CDBG Program Office. The Policy Council also plays an important role in the Georgia Coalition to End Homelessness, a statewide effort to coordinate the activities of communities addressing the needs of the homeless population, and in efforts of the Department of Community Affairs (DCA) to link homeless resources and data management throughout Georgia.

For two years in a row, HUD has ranked Cobb's Continuum of Care the highest among communities in the State of Georgia. This accomplishment reflects the high level of cooperation that agencies in Cobb have achieved, and reflects the valuable role of the Coalition/Policy Council. The result has been increased funding to provide more housing and services for the homeless in Cobb.

One of the primary projects of the Coalition/Policy Council has been to provide an interagency Computer Network to link the various human service providers together in a computerized database. The Coalition began to receive funding from Cobb County's Emergency Shelter Grant [ESG] Program in 1995 to purchase hardware and software for the system. Established in late 1997, the system enabled organizations to share information on clients and services, to provide more effective services to their clients, and to help document the needs of the homeless across the county. Under a 2001 Super NOFA grant for HUD HMIS funds, the CHSC merged its system with Pathways, a statewide network. CHSC and Pathways continue to improve and expand the HMIS System. Additional funding was received through the 2004 HUD SuperNOFA Grant to expand the system to additional agencies in Cobb thereby enhancing interagency referrals and information on the homeless population. The names of over 20,000 clients have been entered into the system.

Through the HUD SuperNOFA SHP Program, with coordination by the Coalition/Policy Council, agencies in Cobb have been successful in funding a broad range of programs to assist the homeless in making the transition to permanent housing and self-sufficiency. During the past five years, these efforts have been responsible for the development of a Multi-Agency Transitional Housing Program to assist 30 families at a time (operated through The Center For Family Resources, the YWCA, the Community Services Board and Travelers Aid), 50 units of Shelter Plus Care housing for persons with disabilities, and expansion of shelter programs at The Extension, the YWCA, and MUST. These programs provide transitional housing, life skills training, case management, job training, transportation, counseling, budgeting and related services designed to help participants become self-sufficient.

- ❑ ***Cobb CSBG Program*** – During 2005, Cobb County spent \$368,884 in Community Services Block Grant [CSBG] funds to provide services to seniors [\$51,798], childcare [\$41,334], homeless services [\$223,480], minor home repairs [\$1,010], and literacy services [\$51,262]. The services provided included shelter and related services for 697 homeless persons, day care for 28 homeless children, and adult daycare for nine (9) elderly persons to prevent institutionalization, and crisis counseling for 70 families.
- ❑ ***FEMA Emergency Food and Shelter Program*** funds provided rent, mortgage, food, and utility assistance to keep low-income people safely housed and to prevent them from becoming homeless. A total of \$281,644 was expended during FY 2005, including \$218,203 to provide rent/mortgage assistance to families and individuals, \$9,199 to assist with utility payments, \$34,610 to assist with emergency shelter operations, and \$14,632 for emergency food. The Cobb County CDBG Program Office used \$5,000 to provide a clearing-house for persons accessing these funds to avoid duplication or misuse of services and to administer the program.
- ❑ *The Center for Family Resources continued to receive HUD SuperNOFA SHP funds to assist in operating approximately 52 units of transitional housing for homeless families in Cobb. CFR shares 30 of these units with the Cobb Community Services Board, the YWCA of Northwest GA, and Travelers Aid in order to serve a diverse range of needs. These families receive case management, counseling, job training and referral services.*

The Extension provided 48 units of transitional housing for homeless men recovering from substance abuse, SHP transitional housing project funded in part with HUD SuperNOFA funds. The Extension was approved for another year of operation, which will extend these services through 2007. The Extension provides comprehensive services and job assistance to this needy population.

The Marietta Housing Authority and the Cobb Community Services Board continued serving 25 individuals with disabilities under their existing Shelter Plus Care Program and added five (5) new units under a newly funded Shelter Plus Care project. They serve the most needy – those with disabilities that make independence very difficult without the housing and services provided through the Shelter Plus Care Program.

ZionKeepers was funded under the FY 2005 SuperNOFA to provide permanent housing and services to male veterans with serious mental health, substance abuse or related disabilities. Operations will begin in 2006.

The Cobb Community Collaborative, through its Policy Council on Homelessness (formerly the Cobb Human Services Coalition) is working with Pathways HMIS to expand the number of local shelters and Policy Council service providers using the HMIS system, and to enhance the ability of the system to provide information for participating agencies and Continuum of Care planning. Extensive training sessions are being conducted to orient new agencies.

Priority Objective: Increase the capacity of public facilities and public services to improve the social, economic, and physical environment of low and moderate-income persons through the provision of non-housing programs.

Cobb County continues to invest a significant amount of its CDBG resources for acquisition, construction, and renovation of public facilities/infrastructure and in the purchase of capital equipment to improve the quality of life for the residents of the county. During FY 2005, \$3,108,987 in CDBG funds (Table 3, on page 17) were expended for non-housing programs.

- ❑ *Cobb County continues to use CDBG funds to provide accessibility to their government facilities for its residents with disabilities. Renovations to the County Judicial Building and the second floor county building restroom utilized \$264,169.*

The City of Austell used \$60,030 of FY 2004 and FY 2005 funding for multiple ADA improvements to the Threadmill Complex. All FY 2004 improvements were completed during 2005. A portion of the FY 2005 improvements are being completed.

Cobb Housing, Inc. [CHI]. is the CHDO for Cobb County, the City of Marietta and Cherokee County. In addition, CHI provides many housing services to the residents of Cobb County, including Home Buyer Education Seminars, HomeStart (Pre and post purchase Housing Counseling), FirstHome Downpayment Assistance Program, HomeBound, United Way's Individual Development Account Program, Section 8 to Homeownership, Cobb YouthBuild/AmeriCorps Program, Real Estate Development Activities, and other housing activities. In FY 2004, acquisition money was awarded to CHI for a new facility. This facility located near the local governments of the City of Marietta and Cobb County offers better access to Cobb's residents. A majority of the client base utilizes public transportation and live/work near the downtown Marietta area. During 2005, CHI utilized \$55,668 of FY 2004 acquisition funds and program income to make renovations to the facility. In FY 2005, \$20,000 of Cobb CDBG and \$50,000 of FY 2001 City of Marietta's CDBG funding were allocated to replace the roof of the City of Marietta Section 8 Program. This project will be completed in early 2006.

- ❑ *Major reconstruction was completed at the new Center for Family Resources [CFR] facility. CFR provides many of the essential services to the low-moderate income residents of Cobb County, especially single parents and*

children. The new facility will allow CFR to continue to increase its capacity and lease out space to other non-profits making it a one-stop center. A four year pre-award began in 2005 which allowed CFR to complete the project in 2005 with loan funds, and to receive reimbursement over the Pre-Award time period.

- ❑ *Girl's, Inc. completed renovations and repairs at their South Cobb and Marietta locations using CDBG funds [\$16,608] in Public Facility funding.*
- ❑ *The City of Acworth utilized \$194,925 of its fair share funding for completing parking and landscaping at the Roberts School Neighborhood facility.*
- ❑ *Four Parks and Recreation Projects are being funded. The City of Smyrna has finalized work by expending \$322,863 of its fair share funding on the Chuck Camp multi-purpose park and athletic fields located in a low and moderate income area of the City.*

The South Cobb Aquatic Center was completed and dedicated in July 2005. This Center, located on the campus with the Boy's and Girl's Club and South Cobb Health Center, serves the low to moderate income residents of South Cobb County. This project used a three year pre-award which enabled the project to be completed in the second year of the pre-award.

The City of Marietta expended \$56,500 to complete renovations at two recreation centers in low income communities – Lawrence Street Recreation Center and Elizabeth Porter Recreation Center.

- ❑ *The City of Kennesaw utilized \$119,762 in FY 2003 and FY 2004 funds to repair the water/sewer/sanitary system in a low to moderate income area (Woodland Acres). This project is 85% complete.*
- ❑ *The FY 2003 CDBG Sidewalk Improvement Project in Historic Clarksdale was completed in 2005 utilizing \$250,000 of FY 2003 funding.*
- ❑ *The Good Samaritan Health Center of Cobb is almost complete. The Cobb CDBG Program awarded a three year pre-award totaling \$150,000 for site improvements and an additional \$120,000 for dental and medical equipment. While the project was delayed slightly due to Hurricane Katrina, the overall private capital campaign exceeded the \$3.25 million goal by .15 million in pledges and donations. The Good Samaritan Health Center is scheduled to be open and serving the low and moderate income residents of Cobb County in early 2006, and will be highlighted to the residents of Cobb County and HUD during CDBG Week in April, 2006.*
- ❑ *The Tommy Nobis Center which provides services for Cobb's mentally and physically disabled adult residents purchased a new bus using \$40,819 of CDBG funds. This Center provides job training and mentoring to many adult disabled persons throughout the county.*
- ❑ *Public Services funding was provided to Cobb's Faith-Based organizations. In 2005, \$190,751.38 funds were used to provide services for child abuse victims and their families by 32 volunteers to 80 victims of abuse; emergency/disaster training to 37 senior citizens; Autism Programs for 8*

adults with autism utilizing 8 mentors; interest/self-improvement classes for more than 2,000 senior citizens; and, a prevention program to reduce eviction of at-risk low income families, and to strengthen the residential environment of a high crime area in the Franklin Road area of the City of Marietta. FY 2004 CDBG funds designated for Faith-Based operations purchased dental and medical equipment for the indigent, homeless and working poor at the renovated Sweetwater Valley CAMP health clinic facility. This facility served 410 low to moderate income persons during late 2005.

- ❑ *Public Services funding in the amount of \$100,000 was used by the Boys and Girl's Clubs of Marietta for a Latino program in the Franklin Road community.*
- ❑ *SafePath Children's Advocacy Center provides a safe environment for children of abuse. Public services funding in the amount of \$61,996 was provided for the operations of Cobb's children advocacy services for battered and abused children and \$24,663 was utilized to purchase a van.*
- ❑ *CDBG funding provided \$50,000 for technical assistance support funding to Cobb Microenterprise Center. Cobb Microenterprise graduated 99 students during 2005.*
- ❑ *During 2005, Public Service funds provided \$30,028 in operations funding to the Marcus Jewish Community Center for the Housemate Match Program. During 2005, 354 low-income seniors were served.*

Table 3
2005 CDBG NON-HOUSING PROGRAM EXPENDITURES

<i>HUD Activity Type</i>	<i>HUD Activity Code</i>	<i>Organization</i>	<i>Project Description</i>	<i>Amount Expended (Rounded)</i>
<i>Public Facilities/Improvements General [\$479,867]</i>	0003	<i>Cobb County Property Management ADA Improvements</i>	<i>Judicial Bldg. and 2nd Floor Restroom in County Bldg.</i>	<i>\$264,169</i>
		<i>268 Lawrence Street</i>	<i>Renovation</i>	<i>\$50,000</i>
		<i>Center for Family Resources</i>	<i>Reconstruction</i>	<i>\$50,000</i>
		<i>Cobb Housing, Inc.</i>	<i>Renovation</i>	<i>\$55,668</i>
		<i>Threadmill -Austell</i>	<i>ADA Improvements</i>	<i>\$60,030</i>
<i>Public Facilities – Youth Centers [\$16,608]</i>	003D	<i>Girls, Inc-Austell</i>	<i>Youth Center</i>	<i>\$12,397</i>
		<i>Girl's Inc.-Marietta.</i>	<i>Youth Center</i>	<i>\$4,211</i>
<i>Public Facilities – Parks & Recreation [\$1,819,257]</i>	003F	<i>City of Smyrna</i>	<i>Chuck Camp Park Improvements</i>	<i>\$322,863</i>
		<i>Cobb County</i>	<i>South Cobb Aquatics Center</i>	<i>\$1,249,909</i>
		<i>City of Acworth</i>	<i>Trailway Infrastructure</i>	<i>\$194,925</i>
		<i>City of Marietta</i>	<i>Lawrence St. Recreation Center</i>	<i>\$27,762</i>
			<i>Elizabeth Porter Recreation Center</i>	<i>\$23,798</i>
<i>Public Facilities – Water /Sewer Improvements [\$119,762]</i>	003J	<i>City of Kennesaw</i>	<i>Woodland Acres Infrastructure</i>	<i>\$119,762</i>
<i>Public Facilities – Street Improvements [\$250,000]</i>	003K	<i>Historic Clarkdale</i>	<i>Sidewalks</i>	<i>\$250,000</i>
<i>Public Facilities – Health Facilities [\$50,000]</i>	003P	<i>Good Samaritan Health Center</i>	<i>Site Improvements</i>	<i>\$50,000</i>
<i>Public Services – General [\$190,751.38]</i>	0005	<i>Faith-based Initiative</i>	<i>Misc. Projects</i>	<i>\$58,138</i>
<i>Public Services – Senior Services [\$38,530]</i>	005A	<i>Marcus Jewish Community Center</i>	<i>Housemate Match Program</i>	<i>\$30,028</i>
		<i>Cobb Senior Services</i>	<i>Radios for Buses</i>	<i>\$8,502</i>
<i>Public Services – Services for Disabled [\$40,819]</i>	005B	<i>The Tommy Nobis Center</i>	<i>Bus</i>	<i>\$40,819</i>
<i>Public Services – Youth Services [\$100,000]</i>	005D	<i>Boys & Girls Club</i>	<i>Franklin Road Outreach</i>	<i>\$100,000</i>
<i>Public Services – Abused and Neglected Children [\$86,659]</i>	005N	<i>SafePath Children's Advocacy Center</i>	<i>Abused Children Services</i>	<i>\$61,996</i>
		<i>Center for Children & Young Adults` `</i>	<i>Van</i>	<i>\$24,663</i>
<i>Micro-Enterprise Assistance [\$50,000]</i>	018C	<i>Cobb Microenterprise Center, Inc.</i>	<i>Technical Assistance to Microenterprises (1-5 employees)</i>	<i>\$50,000</i>
TOTAL				\$3,109,640

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Cobb County Response:

Cobb County spent \$5,561,820 in FY 2005 for grant activities. The expenditures by Priority Objective and grant source are shown in Table 4 below. Table 4 also includes the Program Income expensed toward each objective.

Table 4
FY 2005 CPD FORMULA GRANT FUNDS

PRIORITY GOAL	CDBG	HOME	ADDI	ESG	TOTAL
Increase Affordable Housing	-0-	\$253,808	\$305,400	-0-	\$559,208
Eliminate Substandard Housing	\$1,434,807	-0-	-0-	-0-	\$1,434,807
Housing Homeless/Near Homeless	-0-	-0-	-0-	\$151,627	\$151,627
Housing and Services for Special Needs	-0-	\$306,539		-0-	\$306,539
Public Facilities/ Services	\$3,109,639			-0-	\$3,109,639
TOTALS	\$4,544,446	\$560,347	\$305,400	\$151,627	\$5,561,820

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Cobb County Response:

Cobb exceeded its overall goals and objectives. Its Housing and Services for the Special Needs population continues to be a challenge within Cobb County. Cobb County continues to support Arc/Cobb in obtaining HUD Section 811 housing, the Board of Health continues to address the needs of persons with HIV/AIDS, and the CSB continues to address the housing and supportive service needs of adult mentally and physically challenged residents. In addition, during FY 2005, the CDBG Program has provided funding for transportation for the Tommy Nobis Center and Cobb Senior Services so that these two special needs populations will have access to the services offered to them throughout the county.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Cobb County Response:

Cobb County will do the following to improve the CDBG, HOME/ADDI and ESG Programs:

- ☐ *Cobb County will continue to enhance Cobb's overall planning and management activities.*
- ☐ *Provide more technical and monitoring assistance to county departments, participating cities, GUCC members, and non-profit subrecipients.*
- ☐ *Work with HUD's new Outcome Performance Measurement System to better identify CDBG program accomplishments and timely implementation.*

- ❑ *Provide more education and technical assistance to Cobb's elected officials, Cobb's Collaborative members, Cobb's Human Services Coalition and residents through better use of technology.*
 - ❑ *Expand Cobb's on-going efforts to coordinate and interrelate its Consolidated Plan activities with those planning and administration activities conducted by Cobb's Continuum of Care Collaborative, public housing and Section 8 agencies.*
 - ❑ *Expand targeted housing resources to additional neighborhoods/communities and devote more awareness of fair housing and affordable housing issues.*
 - ❑ *Encourage private housing developers and additional non-profit housing groups to partner with the Cobb County HOME Program.*
 - ❑ *Support efforts of CHI (CHDO) to achieve a higher profit level without diminishing the value of its housing product.*
 - ❑ *Support the continued improvement of the CHI Board as a governing body.*
 - ❑ *Commit to a mixed income housing development strategy.*
 - ❑ *Pursue measures that will produce cost savings for the housing rehabilitation and reconstruction programs.*
 - ❑ *Discontinue Fulton County membership in the GUCC.*
3. Affirmatively Furthering Fair Housing:
- a. Provide a summary of impediments to fair housing choice.

Cobb County Response:

The Cobb County Community Development Block Grant [CDBG] Program Office, under the direction of W. Frank Newton, Inc. conducted an Analysis of Impediments to Fair Housing [AI] in Cobb County, which was approved by HUD in 1998. The primary impediments to fair housing identified in the AI are:

- ❑ *Limited Supply of Affordable Housing.*
- ❑ *Banking, Insurance and Brokerage Policies and Practices That Limit Fair Housing choice.*
- ❑ *Potential Discriminatory Tenant Selection in Rental Housing.*
- ❑ *Zoning Laws, Building Codes, Fees and Taxes which Limit Affordable Housing Choice.*
- ❑ *Limited Number of Private Units Which Are Accessible to the Disabled.*
- ❑ *Neighborhoods with Limited Access to Public Transportation.*
- ❑ *Concentration of Affordable Housing and Minorities in Deteriorating Neighborhoods.*
- ❑ *Policies and Procedures of Government Housing Programs.*

- b. Identify actions taken to overcome effects of impediments identified.

Cobb County Response:

Cobb County carries out its Fair Housing activities under its HUD-approved Analyses of Impediments to Fair Housing [AI]. The AI is an assessment of obstacles to the achievement of the goals of fair and open housing found in Title VIII of the Civil Rights Act of 1968. Each year's Cobb County/GUCC Action Plan and CAPER highlight the action steps to be carried out [Action Plan] and those activities accomplished [CAPER] during the program year.

Cobb County invests 100% of its HUD grant funds [CDBG/HOME/ADDI/ESG] to assist low and moderate income families and individuals through the activities of the CDBG Program Office, or through other public agencies or private non-profit

organizations. These housing related CDBG/HOME/ADDI/ESG activities directly fulfill Cobb County/GUCC's Consolidated Plan certifications and AI action plans to "Affirmatively Further Fair Housing". Many of these activities [described throughout this CAPER] specifically address the effects of impediments/barriers to fair housing choice, as identified in the Cobb County/GUCC AI.

The results of Cobb's AI has led to the award of major CDBG/HOME/ADDI/ESG grant funds to Housing Rehabilitation projects, special needs housing, elderly housing, First-Time Homebuyers' Program, tenant pre-homeowner counseling and post homeowner counseling and a myriad of other programs which provide Cobb County's low income residents with a better fair housing choice.

In April 2005, the Cobb Board of Commissioners passed a Fair Housing Resolution which declared April 2005, as Fair Housing Month in Cobb County. In addition, Cobb's cities also enacted Fair Housing Proclamations. The purpose of the actions by the County Commissioners and city officials was to mark the 37th Anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, and to call attention to the need for more fair housing outreach and education activities to support and promote Fair Housing and Equal Opportunity in Cobb County.

During 2005, the Cobb County CDBG Program Office did not receive any complaints alleging housing discrimination. However, one (1) complaint might have been registered with FHEO by Metro Fair Housing and its national affiliate Housing Association against various Metro Atlanta Real Estate companies for fair housing complaints. The Cobb Association of Realtors provide fair housing/EEO training to all new member agents. In addition, they are working to put into place a 3 hour continuing education course to address the importance of fair housing choice.

See the General Section of this CAPER for actions taken during 2005 to implement recommended actions from our Action Plan and AI.

The following information describes the activities carried out in 2005 by Cobb County, or by its CHDO/Subrecipient Organizations, to address the barriers/impediments identified in Cobb County's AI.

Activities to Address Problems Associated with Substandard Housing

The major tool utilized by the Cobb County CDBG Program to address substandard housing is the rehabilitation of the existing housing stock. Cobb County invests CDBG, HOME and housing program income funds in its Homeowner Housing Rehabilitation Program. The Program is available to low and moderate income homeowners [total household income not to exceed 80% of median household income for metropolitan Atlanta, Georgia] whose homes do not currently meet the Cobb County Rehabilitation Property Standards. A description of the funding techniques utilized in Cobb County's Homeowner Housing Rehabilitation Program are:

- ❑ *Deferred Payment Loan [DPL] – is available to eligible owner-occupants whose total household income does not exceed the low and moderate income limits established by HUD – and used locally by Cobb County – may receive a Zero Percent Interest Deferred Payment Loan to correct Code and Incipient Deficiencies in their homes. The loan is secured by a Deed to Secure Debt.*

- Full repayment is required upon transfer of ownership. [Programs: CDBG and HOME, Program Income].*
- ❑ *Emergency Assistance Loan [EAL] – is a 0% interest direct loan available to provide rehabilitation for emergency health and safety deficiencies for homes of eligible low income owner occupants whose total household income is not more than 80% of the median family income for the Atlanta, Georgia metropolitan area. Full repayment is required upon transfer of ownership. [Programs: CDBG and Program Income].*
 - ❑ *Emergency Assistance Grant [EAG] – is a direct grant available to owner occupants whose income does not exceed the "very low income" limits [50% of the median family income] to repair extreme weather related items, such as broken water pipes, heating systems and air conditioning, and with associated electrical repairs. [Program: CDBG and Program Income]*
 - ❑ *Lead Paint Abatement - owners of homes constructed before 1978 who have qualified for assistance under the Cobb County Housing Rehabilitation Program [CDBG or HOME] may receive a grant for abatement of all Lead Hazards in the home. [Program: CDBG and Program Income]*

These activities for the CDBG and HOME Programs do not, alone, eliminate substandard housing. However, the investment of CDBG and HOME funds helps preserve the existing affordable housing stock for low to moderate income homeowners. If these homeowners were unable to remain in their homes, due to unsafe structural conditions, many of the families might have become homeless, as the structures deteriorated beyond repair and become vacant.

Activities to Address Access to Affordable Housing and Removal of Barriers to Affordable Housing

- ❑ *During 2005, Cobb County provided CDBG and HOME funds to Travelers Aid, the YWCA, CHI, HFH and other local organizations to build, acquire and/or renovate units of housing which become affordable housing units.*
- ❑ *Cobb County/GUCC provides HOME/ADDI Program funds to carry-out a homebuyer Downpayment Assistance (DPA) program for low to moderate income residents. These two DPA Programs enable low income tenants to gain access to affordable housing in Cobb County.*
- ❑ *Cobb County and its CHDO [CHI] were selected by the National Homebuilders Association as one of six nationwide model "Workforce Housing Programs". The award was made for the HOME-assisted Mitchell Chase 31 unit single family home subdivision.*

Activities Addressing Education and Awareness

Cobb County has worked to educate and raise public awareness about potential racial discrimination in housing, utilizing two organizations – the CDBG Program Office and CHI [CHDO].

- ❑ *CHI serves as an advisory body on issues of Fair Housing to Cobb County. Its Executive Director and staff act as the primary contact point for Cobb when allegations are made of racial and/or housing discrimination. CHI also serves as a forum to resolve problems, to raise the level of awareness of the Fair Housing laws and requirements for the general public, real estate developers and sales professionals, brokers, and lenders.*
- ❑ *The CDBG Program Office serves as an outreach and education agency on Fair Housing issues and activities. It coordinates with CHI, the Cobb Association of Realtors, local housing authorities, HFH, and other organizations to provide Fair Housing choice in Cobb.*

Fair Housing Consultation

Periodically, HUD holds Fair Housing Consultations with Entitlement grantees. The last consultation was held in 2001 in Cobb County between HUD, Cobb County, CHI, and the Georgia Commission on Equal Opportunity. The purpose of the conference was to focus on Equal Opportunity and Fair Housing and their importance to Cobb County and our nation. The discussions at the consultations were primarily devoted to developing joint efforts between the Federal/State/Local governments and their many partners to address the problems of Fair Housing Choice.

Preparation of New 2006 updated AI

In 2005, Cobb County initiated actions to comprehensively update its AI. It will complete this update in 2006. While Cobb County has annually provided Action Plan and CAPER updates on Fair Housing activities to its 1998 AI, the new 2006 AI will be a completely revised, updated version of its Analysis of Impediments to Fair Housing. During 2006, the CDBG Program Office will carry out a new survey of local residents and agencies to serve as a guide for future Fair Housing recommendations and action steps to overcoming impediments/barriers to Fair Housing Choice.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Cobb County Response:

See the General Section of this CAPER for the many actions taken to address the obstacles to meeting Cobb County's/GUCC's underserved needs. Recent cuts in HUD's CDBG/HOME/ADDI/ESG grant funds make Cobb County's task of meeting the needs of its underserved population even more difficult.

5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address:
 - ❑ The Downpayment Assistance Programs [DPA] using HOME Program funds administered through Cobb Housing, Inc. and Habitat for Humanity provided from \$7,300 to \$10,000 in Downpayment Assistance to homeowners. This Downpayment Assistance enables potential homeowners to qualify for mortgages through private and public lending sources. During 2005, the DPA Programs assisted 46 families [17 DPA/29 ADDI] using \$159,800 in HOME funds and \$262,400 in ADDI funds. With an average DPA of \$9,170 and an average home sale price of approximately \$100,000, HOME funds, have leveraged private and public lenders' funds in excess of \$4,200,000 in mortgages to these first time homeowners.
 - ❑ Cobb County's Faith Initiatives Program has shown how CDBG funds can be creatively, effectively and efficiently used, in conjunction with Faith-Based Organizations to provide needed services to low-income residents. It has shown how minimal investments (through "seed" grants to Subrecipients) have stimulated matching community support resources from Faith Organizations and Non-Profits) in financial as well as volunteer inputs. Further, in many instances, the initial grant investment has served to provide seed funds to create new services initiatives, which are continuing after grant funding terminates and/or provided temporary

support to strengthen important services by the County's Non-Profit Sector by forging relationships with Faith Organizations. During 2005, Holy Family Catholic Church completed its Friends of Autism grant providing mentoring to eight Autism adults. This program used eight volunteer mentors. Powder Springs First United Methodist Church used 32 volunteers to provide assistance to 80 new children and non-abusive family members (286 on-going) through SafePath. Wildwood Baptist Church completed the last of its CERT program which provided first response emergency training to 37 seniors during 2005 (a total of 116). In 2005, \$58,138 was expensed for these activities.

- ❑ *The Housemate Match Program is a home sharing program that reduces the cost of shelter for senior citizens and those in need of housing. The program matches low income senior homeowners, living alone, with tenants who are in need of affordable housing. Elderly homeowners generate income, reducing the overall costs of their own housing and the tenant has an opportunity to find housing at a cost below prevailing rental rates.*
 - ❑ *The Center for Family Resources has been able to secure funding for the renovation of their new facility by leveraging the 2005-2008 CDBG pre-award grant funds from Cobb County.*
- b. How Federal resources from HUD leveraged other public and private resources.

Cobb County Response:

Inter-governmental resources are being utilized between the City of Powder Springs and Cobb County to develop a much needed Neighborhood facility in a low/moderate income area. The City of Powder Springs is leveraging their fair-share allocation and the County will fund the construction of the facility.

- c. How matching requirements were satisfied.

Cobb County Response:

Cobb Habitat For Humanity received HOME grant funds for the First Time Homebuyer Program and -for Acquisition/Infrastructure Development. Cobb Habitat for Humanity generates enough match contribution to cover all of Cobb's matching needs. Habitat generates \$52,500 per house built, along with donated labor and material. Cobb Habitat For Humanity also generates match contribution through the First Time Homebuyer program. Even though Cobb Habitat for Humanity generates enough match to cover the Cobb HOME Program, each agency member is required to match 25% of the HOME grant funds (excluding administrative cost) for their HOME projects.

During the FFY from October 1, 2004 through September 30, 2005, the GUCC generated \$1,502,265.84 in match funds. The accrued excess, match balance as of September 30, 2005 is \$12,094,501.29.

Cobb County and Cherokee County were declared Federal Disaster Areas after Hurricane Ivan. As a result, the match requirements for HOME expenditures

in FY 2004 and FY 2005 have been reduced by 100%. The value of the 2005 waiver is \$551,100.48.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Cobb County Response:

General Question 1a documents how Cobb County addressed its project goals and objectives during 2005. Additional project level details are also presented in the CDBG Program Grantee Performance Report, the HOME Annual Performance Report, the Emergency Shelter Grant Annual Performance Report, and in the annual reports for Fair Housing and Section 3.

All resources identified were pursued, and all requests for certifications of consistency with the Consolidated Plan were provided. No projects reviewed were deemed to be inconsistent with Cobb County's Consolidated Plan. To the best of the knowledge and understanding of the Cobb County CDBG Program, no known actions or willful inaction was taken to hinder implementation of the Consolidated Plan.

Citizen Participation

1. Provide a summary of citizen comments.

Cobb County Response:

The draft CAPER was made available for public comment for at least 15 days prior to the submission to HUD. The availability of the Cobb County 2005 CAPER for public review and comment was announced in a Public Notice in the Marietta Daily Journal on March 15, 2005, with a Public Hearing held on March 22, 2005. Public comments were accepted through 5:00 P.M. on March 29, 2005. No comments were received. During 2005, Cobb County held the following Public Hearings in accordance with the Cobb County Citizens Participation Plan.

The Cobb County CDBG Program Office exceeded our local Citizen Participation Plan. Four (4) public hearings were held concerning the content of the FY 2006 Action Plan. In addition six (6) public hearings were held scattered throughout the GUCC for the purpose of citizen input into the development of the 2006-2010 Consolidated Plan. A detailed announcement was placed in the newspaper concerning each public hearing.

- ❑ ***February 28, 2005*** – *the purpose of the first meeting was to notify the public of the allocation of the additional funding for CDBG, HOME, and ESG in Cobb County; review the 2006 application process; and to provide a forum for public comment concerning housing and community development needs in Cobb County.*

- ❑ **March 22, 2005** – the purpose of this meeting was to review the 2004 Consolidated Annual Performance Evaluation Report and to provide a forum for public comment concerning the 2004 Program Year. Program highlights for 2004 were presented. In addition, the 2006 application process was discussed. The 2006-2010 Consolidated Plan Process was outlined which would include input through questionnaires and public hearings.
- ❑ **June 8, 2005**- the purpose of this meeting was to appraise the public of the 2006 applications received. Applicants were encouraged to participate and the public was encouraged to comment on the applications received. The survey for the 2006-2010 Consolidated Plan was discussed and the participation of all attendees was encouraged.
- ❑ Six Public Hearings were held [**July 5, 7, 11, 12 (2), 14**] scattered throughout Cobb County and in Cherokee County to seek input from the residents and from service providers for determining the needs for the development of the 2006-2010 Consolidated Plan.
- ❑ **October 18, 2005** – the purpose of this meeting was to present the 2006-2010 Consolidated Plan for Cobb County and the GUCC and to seek public comments on the plan from the residents of Cobb County and Cherokee County.

In addition each of the cooperating cities held a public hearing to present the 2005 proposed activity for their jurisdiction. Cobb County held two public hearings which presented the 2006 activities to be undertaken.

An e-mail list was developed during 2005 which contains over 125 contacts. All notices to the public now are broadcast through this database as well as in the Marietta Daily Journal.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Cobb County Response:

Table 5
FY 2005 SOURCES OF FUNDS

HUD Grant Awards/Program Income/Matching Funds Received	Amounts Received
GRANTS	
Community Development Block Grant [CDBG]	\$4,487,565.00
Home Investment Partnership Program [HOME]	\$2,125,089.00
American Dream Downpayment Initiative [ADDI]	\$91,411
Emergency Shelter Grant [ESG]	\$143,418.00
Total Grants Awarded by HUD	\$6,847,483.00
PROGRAM INCOME	
Program Income – CDBG Housing Loan Repayments	\$91,258.26
Program Income – HOME Housing Loan Repayments and Interest	\$306,690.60
Program Income – CDBG Lump Sum Interest Earnings	\$7,933.00
Total Program Income	\$405,881.86
MATCHING FUNDS	
HOME Program Matching Funds Generated	\$1,502,265.84
Emergency Shelter Grant [ESG] Matching Funds Generated	\$143,418.00
Total Matching Funds	\$1,645,683.84
Total Grants/Program Income/Matching Funds Received	\$8,862,372.52

GRANTS:

During the 2005 planning process, all CDBG, HOME, ADDI, and ESG Grants awarded by HUD were committed to projects meeting one of the five objectives outlined earlier in this report. The 2005 Annual Action Plan submitted to HUD in November 2004, identified the projects that would receive funding using an estimate of the anticipated award. In March 2005, an amendment was made to the 2005 Annual Action Plan, based on the actual award received by HUD. Public Hearings and Public Notices reflecting these project commitments are outlined in the Citizen Participation section of this report. The FY 2005 grant award commitments for CDBG [\$4,487,000], HOME [\$2,125,089], ADDI [\$91,411], and ESG [\$143,418] are presented in Attachment A, Attachment B and Attachment C which are included as additional files for this report.

Maps are included as additional files which show the locations of FY 2005 funds for each program, low-mod income area and areas of minority populations.

PROGRAM INCOME:

Funds returned to the County in the form of loan payments from the various housing programs, loans made under the CDBG and HOME Programs, and Lump Sum Interest Earnings are referred to as Program Income. Program Income is circulated back into the CDBG and HOME projects in the County. Program Income collected by Cobb County from loan repayments and interest was \$397,948.86. In addition, \$7,933.00 consisting of interest income from Lump Sum draws was added to 2005 Program Income. A complete summary of Lump Sum Draws is reported under the Lump Sum section found beginning on page 54 of this report.

Matching Funds:

See Question 5 c on page 23 for how matching funds were satisfied.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Cobb County Response:

- **Planning:** In 2005, Cobb County completed the new five year Strategic Consolidated Plan for the years 2006-2010 and 2006 Annual Action Plan. Through six (6) needs assessment public hearings and an in-depth survey, the non-profit and public sectors provided input into the development of these plans.

Cobb County continued its participation, with other metropolitan governments, in the HOPWA Program's needs assessment, identification, and other project development process.

The Cobb County Community Development Block Grant Program Office serves as the lead agency for planning and coordinating the implementation of the Consolidated Plan. The Cobb CDBG Program Office is the agency through which the HOME Program is administered for the Consortium, and it administers the CDBG and ESG Programs in Cobb, as well as CSBG, and FEMA and the . Each jurisdiction member of the HOPWA Program has a representative on the AIDS Housing Needs Assessment committee, which works to evaluate HOPWA needs and solutions on a regional basis.

- **Resource Development/Matching:** CDBG staff has made information available on funding options to non-profits, homeless services, and economic development activities. County staff has worked with the Georgia DCA to access state funding for affordable housing and supportive services. Members of the GUCC have provided technical assistance for local housing non-profits, which have been established specifically to develop affordable housing, such as Cobb Habitat for Humanity and Cobb Housing, Inc., which have developed new housing in the range of \$80,000 - \$160,000. In addition, The Center for Family Resources was the lead agency for a SHP homeless application through HUD's 2005 SuperNOFA process.

In all of its programs, the GUCC has sought to maximize private sector involvement.

A Justice Assistance Grant (JAG) Program, formerly the LLEBG Program of the Cobb Community Enhancement Program, is designed to operate a coordinated network of anti-crime/anti-violence strategies. This program is administered through Cobb's CDBG Program Office, and has been effective in increasing coordination throughout Cobb County as county/city police, neighborhood groups, social workers, and county staffers identify ways to combat crime in Cobb County.

In addition, the CDBG Program Offices continues to be responsible for the administration of the Faith-based Initiatives Program. This project represents a venture between Cobb County and the City of Marietta utilizing funds from the

Public Services Category of the Community Development Block Grant Program for each jurisdiction. The program was designed to help mobilize the Faith-Based community to provide needed social and human services to low-income and special needs individuals and families. To assure quality service delivery from each Faith-Based Organization they were required to partner with an established non-profit or governmental social service agency.

- ❑ **Housing Development:** *These efforts are discussed throughout this narrative. Cobb County has been active in developing affordable housing through down payment assistance, HOME acquisition and construction, public housing initiatives and related programs.*
- ❑ **Increase Education and Awareness about Affordable Housing Issues:** *Cobb County and the GUCC continued homebuyer education and credit counseling programs through its CHDO and other non-profits.*
- ❑ **Increase Coordination:** *The Cobb County CDBG Program Office cooperates with other housing service providers within the county, particularly the Marietta Housing Authority, Cobb Habitat for Humanity, and Cobb Housing, Inc. For more than twenty years, organizations such as the Cobb Human Services Coalition and the Cobb Community Collaborative have been effective agents of coordination throughout the county. In 2005, the Coalition merged with the Collaborative to become a Policy Council on Homelessness under the Collaborative. This enhances the already excellent coordination among agencies in Cobb County.*

Cobb CDBG staff members are active members of these coordinating agencies, which include member representatives of housing providers, private and governmental health agencies, mental health, and family services agencies, as well as local schools. The Collaborative, assisted by Cobb County general funds, has developed a strategic plan and has been successful in generating a number of initiatives to expand services and improve the efficiency and effectiveness of programs in Cobb. In response to the Workforce Investment Act [WIA] passed by the U.S. Congress in July 1998, Collaborative members participated in the development and success of a "One-Stop" facility for social services and employment training and referrals. This program assists low income persons to move from welfare to work.

In 2005, Cobb County received \$143,418 under the Emergency Shelter Grant [ESG] program to serve the needs of the homeless and near homeless. All of the FY 2005 funding (less administration costs) was obligated to four non-profit agencies through a competitive application process. The awards were based on their capacity to deliver services and their previous experience. The four non-profits are: The Extension, Inc., The Center For Family Resources, MUST, Inc., and Traveler's AID of Cobb.

Cobb has continued to encourage public-private partnerships with local non-profit housing agencies. It has worked with local Housing Authorities to encourage qualified residents to become homeowners. Cobb County continues to support local projects in their applications for state funding.

- ❑ **Improved Public Housing and Resident Initiatives:** *Through 2005, \$14,245,647 has been expended by the MHA for five(5) comprehensive improvement programs.*

The Marietta Housing Authority began establishing resident organizations during 2004. All communities now have resident organizations in place.

The Branson Home Addition consists of renovations to 50 units. Twenty of the 50 units were completed during 2004 and in 2005 the remaining 30 were completed.

During 2005, extensive renovations were undertaken at Dorsey Manor which included an upgrade to the elevators, expansion of the community room, conversion of zero bedroom units to large one bedroom units.

- ❑ **Lead-based Paint Hazards:** *Concern about the long term effects on persons, especially young children, exposed to lead based paint prompted HUD to provide funding for lead hazard inspections and risk assessment. In most communities within the Consortium, the number of actual cases of lead based poisoning is extremely rare and the housing stock is fairly new. Cobb County has taken a proactive position in the effort to reduce Lead Based Paint hazards where they exist. Lead inspections have been incorporated into the Single Family Rehabilitation Program, the FTHP, and all other HOME Program activities.*

The Marietta Housing Authority abated the Clay Homes Housing Project prior to the demolition of the property.

- ❑ **Ensure Compliance with Program Requirements:** *To insure that each recipient of HOME, CDBG, ESG and other federal funds operate in compliance with applicable federal laws and regulations. Cobb County CDBG closely reviews Subrecipient activities and provides extensive technical assistance to prevent compliance problems.*

HOME – *Cobb staff monitored each Subrecipient and all HOME-assisted projects to determine that they complied with applicable federal (and Consortium) policies and procedures. Each member of the GUCC reviews the projects in their jurisdiction; the lead agency (Cobb) insures that this has been done and reviews the monitoring reports. The HOME Coordinator for the Consortium has established a system of checklists and documentation for HOME-funded projects. The GUCC has adopted Affirmative Marketing Procedures and Requirements for HOME-assisted housing that contains five or more units. HOME projects are reviewed to insure that each CHDO/Subrecipient follows the compliance procedures. In addition, each Consortium member has adopted minority outreach policies and procedures. Specific requirements are included in record keeping documenting the efforts undertaken to encourage minority and women-owned businesses to participate.*

CDBG: *Pre-funding site visits are made to each potential grant recipient to insure that conditions are as described in the submitted funding application and to assess the capacity of each subrecipient. CDBG staff also visits each on-going construction site on a regular basis, during construction. Cobb County CDBG performs a desk review of financial documentation before every reimbursement request is paid, and an on-site review of original financial records is made during each monitoring visit. Environmental reviews are completed before each program is approved. Davis-Bacon wage and hour records and Section 3 records are reviewed prior to each reimbursement.*

ESG: All agencies receiving ESG funds are monitored on an annual basis. Emergency Shelter Grant funding was monitored through desk reviews of paperwork submitted and reimbursement requests.

Cobb and the GUCC participating jurisdictions also review applications for other programs which require consistency with the Consolidated Plan. These federal programs include: State HOME Program, State ESG Program, State Housing Trust Fund, Shelter Plus Care Program, Supportive Housing for the Elderly (Section 202), Supportive Housing Program for the Disabled (Section 811), Moderate Rehabilitation Single Room Occupancy Program, Housing Opportunities for Persons with AIDS Program, and the PHA Comprehensive Grant Program.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

Cobb County Response:

To insure that each recipient of HOME, CDBG, ESG, and other federal funds operates in compliance with applicable federal laws and regulations, Cobb CDBG implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent compliance problems.

CDBG/HOME: The Community Program Service (CPS) staff continues to utilize a risk analysis matrix for monitoring all appropriate CDBG/HOME subrecipients for each Program Year (PY). This risk analysis closely mirrors the Community Planning Development (CPD) Notice 04-01, Issued February 2, 2004 and CPD Notice 02-11, which delineates the relevant monitoring factors for determining the risk level for grantees, or in the case of Cobb County, subrecipients. Once projects have been approved and subrecipients have been issued subrecipient agreements, the CPS staff conducts a four page risk analysis worksheet that looks at Financial Capacity; Management; Planning; and National Objectives. Each subrecipient is graded and their score is listed in one (1) of three categories: low risk (0-30 points); moderate risk (31-50 points) and high risk (51-100 points). Based on the scoring for each subrecipient, the Cobb County CDBG Program Office determines its monitoring schedule based on the number of moderate and high risk subrecipients. As a general rule, the CPS staff will monitor on-site all moderate and high risk subrecipients on an annual basis, typically in July or August of the Program Year. Conversely, the low risk subrecipients are monitored on-site every other program year during the same time frame, and desk reviews are conducted throughout the year for all subrecipients.

2. Describe the results of your monitoring including any improvements.

Cobb County Response:

During Program Year (PY) 2005, the CDBG Program Office staff monitored five (5) non-profit agencies and one (1) "fair share" city.

Each of the non-profits (Boys and Girls Club; Cobb Microenterprise; Girls, Inc.; Sheltering Arms; and Safe America) were monitored "on-site" and the following areas were reviewed for compliance with HUD regulations: Income Eligibility (i.e., Record Keeping/Income Verification) and Project Performance. Overall, the non-profits received only one (1) Finding and five (5) Concerns. Lack of proper

documentation for income verification was the dominant concern, but each organization was able to produce correct verification after a follow-up technical assistance visit from CDBG staff. One (1) non-profit received a Finding for inadequate record-keeping despite multiple technical assistance visits from CDBG staff over a one year time period. Since that monitoring visit, this non-profit has complied and has made great strides in their record-keeping and documentation.

One (1) "fair-share" city, Smyrna, was monitored specifically for their multiple procurement activity during PY 2005. Smyrna was cited for lack of proper documentation relative to one (1) procurement action, but they were able to produce proper evidence after one follow-up technical assistance visit from CDBG staff. All Findings and Concerns were closed prior to the end of PY 2005 by the CDBG Program staff after satisfactory documentation and evidence was provided by each entity that was monitored.

The CDBG Program staff also carried out monitoring for the GUCC under the HOME Program. During PY 2005, Habitat For Humanity, CHI and Cherokee County were monitored for compliance. A total of "0" Findings and "13" Concerns were identified by staff during our visits. The basis for the majority of Concerns focused on affirmative marketing, record-keeping, match logs, and income verification. All concerns were closed prior to the end of PY 2005.

Hard copy results of each monitoring are on file at the CDBG Program Office.

In addition to on-going monitoring activities, the CDBG Program staff provide HOME Program on-site inspections of all rental projects to insure that they are being maintained in a satisfactory code compliance manner.

Improvements to Cobb County's Monitoring Process:

Cobb County continues to refine its monitoring process by fine-tuning its risk analysis matrix on a yearly basis as described in Part I of this section. CDBG Program staff are able to minimize the risk and exposure to Cobb County by selecting those activities that generate a return on investment, can still meet HUD's program eligibility requirements.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.

Cobb County Response:

The CDBG Program continues to be an effective tool for solving neighborhood and community problems. By allowing local governments the opportunity to address the needs of the low/mod income residents of their county/city, Cobb County has been able to address the following identified concerns:

- ❑ While Cobb County is considered to be an area of new and high-cost housing, many of the homes built in the 50's and 60's are considered affordable housing. Much of this housing is still occupied by the original owners and the homes are in need of repairs to bring them up to code. During 2005, CDBG funds were utilized to rehabilitate 91 homes in Cobb County and the City of Marietta. As these homes are improved, neighborhoods are improved, and often result in neighbors making

improvements. As neighborhoods improve, the community takes greater pride in their surroundings and the impact can be a safer place to live.

- ❑ *The population in Cobb County has outpaced the supply of neighborhood facilities and park and recreational facilities. While new high-end subdivisions may provide recreational facilities for its residents, the low/mod income residents continue to need places for recreation and meetings. Cobb County has been able to provide funding to meet many of these needs through CDBG funds. Multi-purpose buildings, athletic ball fields, aquatic center construction, parking and landscaping at neighborhood facilities, and ADA improvements have been able to utilize CDBG funding to meet these needs. These projects all lead to improved neighborhoods for low/mod income families. The neighborhood provides a safe environment for the people, offering alternatives to gangs and just "hanging out" at the malls. Many of these facilities offer summer programs which provide alternatives to latch-key children.*
 - ❑ *Cobb County continues to use its CDBG and HOME grants to improve the standard of living for low and moderate-income residents. Progress has been made in pursuit of the basic goals of reducing substandard housing and in providing a suitable living environment for low and moderate income persons. Governmental leaders continue to recognize that affordable housing is necessary for continued economic growth of the community and that all elements of the population deserve decent housing. This new awareness has opened up opportunities for the development of affordable housing, although there are still many difficulties to overcome. The amount of available vacant land for building in Cobb County continues to decline as new housing and commercial developments continue to be constructed. According to the Cobb County Community Development Department, of the 39,500 acres of undeveloped or underdeveloped land remaining in Cobb County, just under 10,000 acres are set aside for green space protection under the Georgia Green Space Program. Some planning and zoning ordinances, although needed, present a barrier to affordable housing, especially when considering issues of population density, lot sizes, and the impact on the existing infrastructure of continued growth and development.*
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Cobb County Response:

*Question 1 under the **General Questions Section** above addresses the county's and the consortium's progress in meeting the priority needs and objectives as outlined in the 2003-2005 Consolidated Plan.*

- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Cobb County Response:

*Question 1 under the **General Questions Section** above addresses the county's and the consortium's progress in meeting the priority need and objectives as outlined in the 2003-2005 Consolidated Plan.*

- d. Indicate any activities falling behind schedule.

Cobb County Response:

It is good to report that CDBG Projects are all on schedule. However, there are a few activities under the HOME Program which are somewhat behind schedule.

- ❑ *Fulton County's efforts to complete the GUCC development projects (five subdivisions) were again unsuccessful in FY 2005. Some progress was made in two subdivisions with houses finally being constructed. Fulton was also unable to spend remaining GUCC grant funding. Site work for the Nelson McGhee subdivision, was proposed as the new project to use the grant funds but the contractor has experienced problems finishing the work. Their spending dilemma has been exacerbated by the fact that Fulton is now receiving program income for the two subdivisions where housing is being built and sold. This new program income must be spent before their remaining HOME grant funds. Fulton's subdivisions should be built out by the end of FY 2006, but all will generate more program income that needs to be spent before their HOME grant funds. Using the program income for housing rehabilitation has been initiated but the amount of program income expected appears to exceed the housing rehabilitation program's capacity to use it. Fulton County needs to generate some new projects that will use the program income in a timely manner.*
- ❑ *Housing construction work on the Mitchell Chase Affordable Housing Subdivision project was delayed in FY 2005 by zoning approval issues. Only eight of the sixteen housing units expected to be available for sale were actually started and no purchase contracts were signed. CHI expects to have all 31 units built and for sale in FY 2006. Accomplishing this is a reasonable goal as long as houses are sold as they are built.*
- ❑ *Habitat was able to build only 17 of the 25 houses they planned to build in FY 2005. The organization fell behind their production schedule due to the fact that they had no buildable sites available and when the site development and infrastructure work on two of their subdivisions took longer than expected. Habitat is not faced with these circumstances in FY 2006 and should meet or exceed its production goals for the year.*
- ❑ *Several CHI in-fill housing units proved to be hard to sell at the original asking price because of lack of amenities, room configuration, or location of the house. CHI learned from this and should not experience the same problems in FY 2006.*
- ❑ *Cobb County could not use all of the HOME funds that were budgeted for housing reconstruction work because a sufficient number of reconstruction projects were not identified. This has changed in FY 2006 and these funds will be used by the end of FY 2006.*
- ❑ *Devereux transitional housing project was delayed due to their procurement policy requiring three bids. Devereux conducted four bid offerings before an acceptable bid was received. The project will be completed in early 2006.*

- e. Describe how activities and strategies made an impact on identified needs.

Cobb County Response:

See narrative under Assessments of Goals beginning on page 7 of this report.

- f. Identify indicators that would best describe the results.

Cobb County Response:

Relative to the Federal Register Notice of "Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Program", the following performance measurement indicators best describe the results of activities carried out during PY 2005:

Public Facility or Infrastructure Activities

Low to Moderate Persons in a Project Service Area (PSA) have:

- ☐ *New access to a facility [Good Samaritan Health Clinic, South Cobb Aquatic Center, City of Acworth, Austell]*
- ☐ *Improved access to a facility [ADA Renovations, City of Austell (county-wide)]*

Public Service Activities

Low to Moderate Persons continue to be assisted through Cobb's commitment to the Non-Profit Sector by:

- ☐ *Having new access to a service or activity [Center for Family Resources, Safe Path, Housemate Match]*
- ☐ *Improved access to a service [Center for Family Resources]*

Homeownership Units Constructed, Acquired, and/or Acquired with Rehabilitation

- ☐ *Owner-occupied units rehabilitated or improved through Cobb's Housing Rehabilitation Program and HOME Program [Cobb County; Project Cobb; Project MINT, Project Cherokee]*

Direct Financial Assistance to Homebuyers

- ☐ *First Time Homebuyers who received Housing Counseling [Cobb Habitat; Cobb Housing, Inc.]*
- ☐ *First Time Homebuyers who have received Downpayment assistance [Habitat, CHI]*

Homeless Prevention *[The Extension, Inc.; Travelers Aid; Ministries United for Service and training, Inc. (MUST); The Center for Family Resources].*

- ☐ *Persons who were given overnight shelter*
- ☐ *Number of Beds created in overnight shelter*

Jobs Created *[through Cobb Microenterprise]*

- ☐ *Types of jobs created*

Businesses Assisted *[through Cobb Microenterprise]*

- ☐ *New Businesses assisted*

- ❑ *Existing Businesses that have been expanded*

- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Cobb County Response:

During 2005, Cobb County received a six (6) percent cut in CDBG funding and the GUCC received a nine (9) percent cut in HOME funding. The CDBG program reduction discourages new organizations from applying for funding. In addition, costs continue to rise in the home repair/rehabilitation industry which translates in homes continuing to being substandard. The waiting list for assistance continues to increase.

The cost of housing in Cobb County continues to increase as the available land continues to decrease. Cuts in funding make it more difficult for the program to keep up with the rising cost of homeownership within the county.

- h. Identify whether major goals are on target and discuss reasons for those that are not on target.

Cobb County Response:

See (i) below.

- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Goals

- ❑ *Finalize Fulton County's complete withdrawal from the Georgia Urban County Consortium to include:*
 - *Expenditure of all remaining grant funds and program income*
 - *Gaining a waiver from HUD that discontinues Cobb County's long term responsibility to monitor Fulton County projects*
- ❑ *Expend all HOME funds dedicated to Cobb County and the City of Marietta Housing Rehabilitation and Housing Reconstruction projects.*
- ❑ *Continue to help Cherokee County operate its housing rehabilitation program in the most effective manner.*
- ❑ *Support CHI and Habitat in their efforts to complete and sell 29 and 30 housing units respectively.*
- ❑ *Work closely with the CHI Board to enhance its ability to govern the CHI organization and its multiple housing activities, work closely with the CHI staff to enhance its ability to carry out Board policy, the organization's strategy plan, and comply with HUD rules on a day to day basis.*
- ❑ *Continue to work with subrecipients to ensure optimum compliance with IDIS reporting requirements.*
- ❑ *Encourage participation of additional qualified CHDOs in the GUCC.*
- ❑ *Consider support of affordable rental housing tax credit projects.*

- ❑ *Continue supporting CHI, the GUCC's Downpayment assistance provider, with the operation of the program.*

Improvements Needed

- ❑ *CHI and Habitat need to achieve higher production levels of affordable housing in FY 2006 by avoiding delays encountered in FY 2005.*
- ❑ *Continue to stress the need for timely commitment, IDIS set-up, expenditure, draw-down, reimbursement and IDIS completion reports of HOME funds to effectuate project completion within 120 days.*
- ❑ *Revise the 1998 HUD approved Analysis of Impediments to Fair Housing and enhance affirmative marketing efforts.*
- ❑ *Continue efforts to improve the quality and cost reasonableness of affording housing and existing homeownership projects.*

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Cobb County Response:

Program Procedures and Risk Assessments are performed (when required) according to HUD and the Georgia Environmental Protection Division [EPD] regulations and guidelines. In FY 2005, ten (10) homes were inspected for lead-based paint hazards under Cobb's Housing Rehabilitation Program;; seven (7) tested positive. Four of these homes have been abated with the rehabilitation still underway; one is scheduled for rehabilitation early in 2006; one homeowner did not want to enter the program; and one home burned. Since its inception, a total of 122 single-family homes have been inspected for lead-based paint hazards, and 71 have undergone LPB abatement. In FY 2005 \$72,000 was spent on lead-based paint abatement and inspection activities.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Cobb County Response:

The GUCC's HOME/ADDI Program-funded Down Payment Assistance Program has been successful in providing affordable housing for new homebuyers. During 2005, in Cobb and the Consortium Programs, 46 low/mod income persons are now homeowners as a result of these programs. The program not only provides financial support in the form of zero interest loans to cover downpayment and closing costs, but also provides counseling and education programs to provide non-homeowners with the skills they need to achieve the goal of homeownership. Every new low/mod income homebuyer assisted by the Cobb County Consortium is a successful step toward the Cobb HUD goal of increasing the number of homeowners in America.

The single family Housing Rehabilitation Program operated directed by the Cobb County CDBG Program Office helps many low/mod income families remain in their own homes by renovating the homes. The rehabilitation of these homes helps to provide affordable housing for these families. Every home that is rehabilitated is assessed for lead base paint risk and appropriate abatement procedures are taken, if necessary, as part of the overall renovation. During FY 2005, there were 105 homes rehabilitated and 4 reconstructed in Cobb County, which exceed Cobb's 2004 goal by 24%. Over the three years 2003-2005, 291 homes have been repaired and or rehabilitated.

The continued escalation of the cost of property in Cobb County makes affordable housing increasingly hard to find. Through the use of HOME funds, CHI and Cobb Habitat for Humanity were able to offset the acquisition cost of property and develop the infrastructure to offer affordable housing to low/moderate residents in Cobb County. CHI'S affordable housing efforts focused on Project Cobb and the Mitchell Chase subdivision (Work Force Housing), and Project MINT concentrated in Marietta.

The Marietta Housing Authority had 1,265 Section 8 vouchers for tenant based rental assistance in 2005. Thirty-six certifications for Shelter Plus Care were issued to assist the homeless, severely mentally ill, drug or alcohol addicted persons, or dual diagnosis clients. In addition, the City of Marietta issued 150 Project Based Section 8 vouchers.

Specific Housing Objectives

1. Evaluate progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

Cobb County Response:

As indicated earlier in this narrative, all of Cobb CDBG funding, goes to address the needs of the low to moderate income residents of Cobb County. The attached HOME APR addresses the demographics of the extremely low-income, low-income, and moderate income renters and owner households.

In addition, the HOME APR (TAB 3) discusses in detail, Project MINT, Project Cobb, and Habitat for Humanity funds used to acquire land and develop infrastructure for their Hillcrest Subdivision, land for 19 lots at Groover Park in Smyrna, 2 scattered lots, and land for seven lots at Spoon Court on Pat Mell Road.

The Fulton County projects are detailed in the HOME APR (TAB 3, page 16)

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Cobb County Response:

The Center for Family Resources, Inc. (CFR) is the owner of Cambridge Woods Apartments. Cambridge Woods is a multi-family apartment community containing a total of 32 two-bedroom apartments situated in three buildings. The GUCC provided CFR with HOME funds totaling \$66,641.12 for exterior renovations, repair/replacement of the parking area, and architectural services. Electrical repairs and water/sewer improvements will comprise the final phase of this project, which will be completed in the Spring of 2006.

The HOME-assisted rental units are listed below.

Table 7
HOME-Assisted Rental Units

HOME Program Income Level	Rental Units
Very low-income (0-30% of MFI)	16
Low-income (31-50% of MFI)	8
Moderate-income (51-80% of MFI)	2
Total	26

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Cobb County Response:

During 2005, four homes were reconstructed using HOME funds. These residences required extensive rehabilitation work and it was more cost efficient to replace the home with new construction.

In addition, 20 of the rehabilitation projects completed during 2005 involved households with persons with some form of disability.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Cobb County Response:

- ❑ *During 2005, The Marietta Housing Authority completed the process of establishing resident organizations in all communities. These organizations operate as a liaison between the public and the Housing Authority.*
- ❑ *During 2005, 30 units at Branson Homes underwent a total renovation, making a total of 50 units renovated at Branson Homes during 2004 and 2005.*
- ❑ *Abated LBP prior to the demolition of Clay Homes.*
- ❑ *Upgraded the elevators, expanded the community room, converted zero bedroom units to large one bedroom units at Dorsey Manor.*

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Cobb County Response:

Question 3 (a) and (b) – Fair Housing beginning on page 19 describes the activities taken by Cobb County during 2005 to directly, fulfill Cobb’s Consolidated Plan certification to “Affirmatively Further Fair Housing activities during 2005 in order to eliminate barriers to Fair and Affordable Housing, as identified in Cobb County’s Consolidated Plan and AI.

- ❑ *Continued to work with GUCC member Cherokee County with HOME Program activities to bring substandard housing units up to standard, and to provide lower cost affordable housing through Cobb Habitat for Humanity.*
- ❑ *Interest earned on Cobb’s Housing Rehabilitation Lump Sum Draws (\$7,933) will be utilized to rehabilitate other substandard units for low and moderate income residents.*
- ❑ *Cobb Housing, Inc. [CHI] and Habitat for Humanity administer the County’s First Time Home Buyer Programs on behalf of Cobb County’s CDBG Program Office. During 2005, CHI assisted 25 families with the Down Payment Assistance Program using \$212,200 of HOME and ADDI funds. Habitat for Humanity assisted 21 families using \$210,000 of HOME and ADDI funds.*
- ❑ *CHI has started construction on its 31 unit HOME-assisted Mitchell Chase affordable housing subdivision. In 2005, CHI completed all infrastructure improvements to the subdivision and started construction on eight of the 31 proposed units.*
- ❑ *CHI carried out its Project MINT Home Program in the City of Marietta. This program is similar to Project Cobb in that CHI acquires substandard single-family housing units. It then either rehabilitates the units, if they are economically feasible for rehabilitation, or they are totally demolished and a new unit is reconstructed on-site. The CHI rehabilitated or reconstructed units are then sold at affordable sales prices to low income Cobb/Marietta residents.*
- ❑ *The National Homebuilders Association recognized Cobb County’s HOME assisted affordable housing subdivision entitled Mitchell Chase as one of six national models for affordable “Workforce” housing. It is anticipated that most of the 31 units of “Workforce” housing will be constructed in 2006.*

- ❑ *In 2005, Cobb County established a Work Plan to update/revise its AI. During 2006, Cobb County will carry out all work plan activities to comprehensively update Cobb's AI. In this planning process, Cobb will clearly identify recommendations and actions needed to eliminate barriers to affordable housing.*
- ❑ *Cobb County, in 2005, initiated efforts to more fully utilize "inclusionary zoning" as a means of eliminating barriers to affordable housing.*
- ❑ *Cobb started a planning process in 2005 to identify substandard neighborhoods for which new zoning Overlay Districts will provide incentives to developers to eliminate substandard housing. This will be a major step forward in the elimination of barriers to affordable housing.*

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Cobb County Response:

The attached HOME Annual Report contains an analysis of the extent to which HOME funds were distributed among different categories, or housing needs, as identified in Cobb's approved Consolidated Plan. In addition this APR addresses the success of the ADDI Program.

2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

Cobb County Response:

The HOME Match Annual Report HUD-40107-A is included in the HOME APR. Refer to Tab 3 for the HOME Match Report.

3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Cobb County Response:

See Tab 3 for HUD Form 40107 HOME MBE And WBE contracts.

CDBG Contracts and subcontracts with Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) were reported for the 6 month period from 10/1/04-3/31/05 and 4/1/05-9/30/05. As reported, three (3) contracts totaling \$68,238 went to WBE (0.6%) and seven (7) contracts totaling \$129,385 went to MBE (1.1%).

4. Assessments
 - a. Detail results of on-site inspections of rental housing.

Cobb County Response:

Assessments and on-site inspections of rental housing are conducted in accordance with HUD guidelines. The Cobb CDBG Program Office conducted an on-site inspection of Cambridge Woods Apartments on August 26th and a follow-up inspection on November 23rd. The inspection team identified a number of code violations and recommended that all HOME-assisted units be inspected and repaired by a licensed electrician. The Center for Family Resources has selected a contractor and expects to complete all recommended repairs in the Spring of 2006.

- b. Describe the HOME jurisdiction's affirmative marketing actions.

Cobb County Response:

The policies and procedures of the GUCC have ensured that each appropriate HOME-assisted project adheres to Affirmative Marketing Guidelines and EEO policies. Details of marketing and outreach activities by each participating jurisdiction are as follows:

The Center for Family Resources – Cambridge Woods

The Center for Family Resources initiated rental clients through collaboration with community service agencies that serve low-income and minority individuals and families, senior citizens, and persons with disabilities. Flyers (available in both English and Spanish) were distributed to the Marietta Housing Authority, the Division of Family and Children Services (DFCS), Chattahoochee Technical College, and local area businesses. CFR also posted signs along Powder Springs and Austell Roads.

Cobb Habitat for Humanity

Cobb Habitat for Humanity held two major application seminars in 2005. The public was invited to receive information about the qualifications for purchasing a Habitat home, and a total of 1,150 applications were distributed. These meetings were publicized through flyers posted in public buildings, churches, and libraries; and postcard invitations mailed to individuals who had previously inquired about the Habitat homeownership process. Following these large "open house" meetings, Habitat staged two additional orientation seminars for smaller groups of applicants who had previously contacted the Habitat office and requested information about the program. Cobb Habitat also provided presentations to a variety of community groups and churches throughout the county.

Cobb Housing, Inc. – Project MINT/Project COBB

Project MINT/Project Cobb clients are initiated from direct marketing efforts, referrals, and collaboration with other community service agencies. CHI initiated direct mail campaigns to renters with program-eligible demographics, and partnered with the Marietta Housing Authority and the City of Marietta's Section 8 Housing Department to increase its potential customer base. CHI also launched a direct mail campaign to members of the Cobb County Board of Realtors to promote the grand opening of its Mitchell Chase subdivision and advertised Mitchell Chase in the Atlanta Journal Constitution's Sunday Homefinder issue and other homefinder publications. CHI continues to work with individuals who

express an interest in homeownership and are involved with the Family Self-sufficiency program. Referrals are provided by community service agencies and faith-based organizations within Cobb County.

- c. Describe outreach to minority and women owned businesses.

Cobb County Response:

Efforts are made to alert MBE and WBE firms in all of the procurement procedures. Both Cobb County and Subrecipients encourage (through purchasing) MBE, WBE and Section 3 firms to bid on CDBG, HOME/ESG/ADDI work activities

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

Cobb County Response:

Cobb County first developed its Continuum of Care Plan to address the increasing number of homeless families and individuals in our community over ten years ago. Under the leadership of the Cobb Human Services Coalition (now the Policy Council on Homelessness under the Cobb Community Collaborative), a broad range of agencies and human service providers have worked to improve the delivery of services to the homeless and near-homeless in the County. As one of the frontrunners in the move to provide a cooperative, coordinated, seamless approach to addressing the problem of homelessness, Cobb County continues to refine its efforts each year by reassessing the needs, and moving to fill the gaps in services. The system first directs its efforts at preventing homelessness; and then helps those who actually become homeless. This process involves emergency shelters and crisis services, transitional housing and the supportive services necessary to help people restructure their lives and finally, programs to assist people in resettling in affordable permanent housing situations.

One of the priorities established in the three-year Cobb County Consolidated Plan was to increase housing options for homeless and near-homeless individuals and families. Specifically, the Plan identified 194 year-round emergency shelter beds in the current inventory, and estimated the unmet need at 325 units. A survey of the major agencies servicing the homeless today indicates approximately 120 seasonal and overflow emergency shelter beds are available under cold weather or emergency conditions. This represents a significant increase in beds available over prior years.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Cobb County Response:

See Continuum of Care – Tab 7

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Cobb County Response:

See Continuum of Care – Tab 7

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Cobb County Response:

See Continuum of Care – Tab 7

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

Cobb County Response:

Cobb County has been a leader in the Metro Atlanta area in providing services to the homeless and near homeless for decades. The Center for Family Resources, one of the primary providers of homeless assistance, has been in operation for over 40 years; MUST Ministries, one of the original Faith-Based Programs in the County has been in operation for more than thirty years and The Extension, providing programs specifically to address the needs of homeless males with substance abuse and alcohol issues has grown rapidly over the past fifteen years, recently doubling its capacity to fifty beds. Each agency has customized its programs to address a particular homeless sub-population, such as battered women, single parent families with children, two parent families with children, individuals, substance abuse, unaccompanied males, etc. This effort has been made to avoid duplication of services. In addition, to further avoid duplication, the agencies cooperate with each other in providing services such as life skills, counseling, child care, etc.

In accordance with evolving HUD philosophy, efforts have gradually shifted over the past few years from the provision of primarily emergency shelter beds to providing more transitional and permanent housing facilities, with extensive supportive services. The duration of stay under emergency shelter conditions has been reduced and transitional programs increased in an effort to eliminate the underlying causes of homelessness and move clients towards self-sufficiency and residential stability. For example, MUST Ministries, Inc., one of the original providers of emergency shelter at their facilities, and the only remaining walk-in shelter in the County, reevaluated their shelter program in 2003. In 2004, they began implementing a program designed to offer clients a more structured transition providing life skills and support that would assist those who could do so, to lead a self sufficient life. In the first few months of the new program, it became apparent that not everyone who passed through their doors had the desire of the basic abilities to function in a stable life style. Limited resources, especially the staffing needed to provide this higher level of services, prevented further development of the program and it was put on hold. At the end of 2004, MUST was able to take a second look at their program and made plans to re-implement the more structured plan in 2005, this time providing a two track approach, permitting those who were only temporary shelter clients to use the

emergency programs, and offering to those who wished to participate, a more intensive, structured program. Addressing the needs of the "hard-core" long-term homeless population continues to be a challenge, even for the most experienced service providers. During 2005, MUST implemented a permanent housing program for persons with disabilities to provide a longer term solution to the chronic homelessness problem.

Emergency Shelter Grant funds are used in a variety of programs to address the needs of the homeless and near homeless in Cobb County including dormitory style short term shelters, scattered site transitional housing units, hotel/motel short term overnight accommodations, and dormitory style transitional housing for single men. All programs provide access to a broad range of other services including case management, employment assistance, life skills, health care, child care, and transportation.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

- a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

Cobb County Response:

All agencies receiving ESG funds in Cobb County are active members who provide key leadership roles in the Policy Council on Homelessness and the Cobb Collaborative, the two bodies that perform the needs assessment and prepare the Continuum of Care Plan for the County. This participation insures that the homeless programs each agency provides are in direct response to the needs evidenced in the community. All programs are frequently updated and modified to meet the changing needs of the homeless they serve.

Matching Resources

- c. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

Cobb County Response:

The ESG program requires that the grantee leverage the federal resources in the local community through the provision of matching funds. Each of the subrecipients providing services for Cobb County under the ESG program has provided match in the form of cash donations from private individuals and churches and grants from non-federal sources. Most agencies rely heavily on volunteers to operate their programs.

Table 8
ESG Matching Fund Sources

Agency	Match Amount	Match Source
The Extension, Inc.	\$38,400	Church Donations and Individuals
M.U.S.T., Inc.	\$38,400	Private Donations
Traveler's Aid	\$15,900	United Way
Center for Family Resources	\$43,618	GA DCA, CSBG
TOTAL	\$136,318	

3. State Method of Distribution

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Cobb County Response:

NOT APPLICABLE

4. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

Cobb County Response:

See attached ESG APR (Tab 4) for the FY 2005 summary of Expenditures by activity.

Describe any problems in collecting, reporting, and evaluating the reliability of this information.

Collecting and reporting data on the homeless population is perhaps one of the most challenging areas of the ESG program. In spite of thousands of dollars invested each year in computerized data collection systems we often do not have reliable data that provides meaningful uniform information.

Collecting: Because of the disgrace associated with being homeless many people are reluctant to provide information. The mobility of this population segment further complicates the issue. One person may receive services from many different service providers. Grant years, program years, and operational years may all be different. We report dollars spent and beneficiaries served for a twelve month period. It is difficult to correlate the relationship between the number of persons served and the grant dollars spent during the reporting year.

Reporting: By far, the greatest challenge to reporting reliable, meaningful data is the complexity of the IDIS reporting system. The system seems to be directed more at identifying who the homeless are (i.e. black, white, Hispanic, old, young, married, single, etc) than in describing where and how the dollars are spent. The information that is required in IDIS is in many cases poorly defined and illogical. This is especially true in the ESG module. For example, what does the term "Average Number Served Yearly" refer to and how is this number calculated

when reporting on single year grants? This is a required field. However we are not able to calculate this number for single year grants so the actual number we are reporting is the total number served, not average. The average number served daily or monthly and the total served each year, rather than average served, would provide more meaningful data. In another field, IDIS captures the total number of adults served and the total number of children served, but not the total number of families served. We are then required to provide the percentage of families (which are not counted) in various categories.

Cobb County funds four agencies serving the homeless population in our large metropolitan County. All are large, experienced agencies with degreed paid staff providing the data. All four agencies use the same computerized HMIS (Pathways). Yet no two agencies were able to provide us with comparable information for reporting purposes. All four responded to the categories described in IDIS in different ways. The data provided is therefore of questionable use.

The ESG funds may provide only a small percentage of the overall budget required to operate a shelter. Separating the ESG dollars from the other funds used to pay the operating costs of a shelter is far too complex for most agencies. If the ESG funds provide 5% of the budget of a shelter do we report 5% of the people who used that shelter or does everyone served benefit? If the primary purpose of the Emergency Shelter Grant is to provide "emergency shelter" as the name suggests, then the best indicator of the effectiveness of this component of the program is to count "bed nights". X number of shelter beds filled on X number of nights. It is easy enough to count the number of people occupying a shelter on any given day; further classifying people by race, age, gender, etc. is also comparatively easy. Reliable data can be captured. However, this information is no longer captured in the IDIS reporting system.

Evaluating: *Cobb County relies heavily on its monthly desk reviews of each agency's financial and programmatic reports to conduct its overall performance evaluation of the Cobb ESG Program.*

Each Agency provides detailed financial and program information on a monthly basis. These reports serve as the evaluation of an ESG agency's operations during each month of the Program Year.

In addition, since Cobb County conducts annual on-site monitoring for these same agencies under the county's CDBG/HOME/ADDI/CSBG Programs, the ESB Program is evaluated at the same time.

- b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

Cobb County Response:

In 2004, the Cobb Human Services Coalition (now the Policy Council on Homelessness of the Cobb Community Collaborative) established a Discharge

Planning Committee with the goal of developing a formalized plan for dealing with the housing needs of homeless persons discharged from health care facilities, mental health facilities, foster care, and correctional institutions. The committee, composed of representatives from the Community Services Board, Cobb Committee on Transitioning Youth, Kennestone Hospital, Cobb WellStar Hospital, Windy Hill Hospital, local law enforcement, DFCS, shelter providers, and others have been working to develop a comprehensive discharge plan and protocols.

The committee began with a review of current services and procedures already in place. Protocols were already established for some populations and will be incorporated into the new comprehensive plan:

- ❑ The Cobb Community Services Board (CSB) has a long-standing history of working with local and regional mental health hospitals and prison facilities to ensure that persons leaving these facilities are not discharged to the streets or shelter system. CSB case managers travel to the regional hospital in Rome, Georgia and participate in discharge planning for persons leaving that facility as well as local treatment facilities and jails.*
- ❑ The Cobb Committee on Transitioning Youth has developed an extensive plan for ensuring that youth exiting the foster care system are able to access housing and other supportive services. The City of Marietta Section 8 Program has dedicated up to ten (10) Section 8 certificates for use by these youth. Other local organizations have agreed to provide supportive services including transitional housing, financial assistance, employment counseling, life skills, computer training, and other employment services.*
- ❑ The Cobb Literacy Council has worked for several years with the Cobb County jails to provide literacy training for inmates before they are released to the streets. Such efforts are designed to improve employability of those being released and increase the capacity of these individuals to be self-supporting.*
- ❑ A Community Coordinator position has been created to work with providers and social services agencies to develop community support systems for reintegration of young offenders being released from the state prison system.*

New protocols for those discharged from health care facilities and jails have been established. A pilot program was developed in 2005 to provide short-term housing utilizing FEMA funds. Case management and other supportive services are being provided by MUST Ministries and Travelers Aid.

The Committee continues to expand procedures for the homeless being discharged from correctional institutions and mental health facilities. A universal referral form and a resource list for discharging institutions is currently being completed.

- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Cobb County Response:

Through the Policy Council on Homelessness of the Cobb Community Collaborative, a Discharge Planning Committee has developed new procedures for serving homeless

persons to be discharged from jails and Hospitals. Using FEMA Emergency Food and Shelter Program funding, a joint effort was developed between shelters/service agencies and WellStar Health Services to provide temporary shelter for these individuals while longer-term housing and services are developed. This new process is currently being expanded to coordinate housing and services for a larger group of persons discharged from jails and hospitals in Cobb County. Shelter operators are meeting with jail staff and counselors to develop specific review procedures and links to appropriate housing and services.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Cobb County Response:

The Consolidated Plan for Cobb County identified the need for Parks and Recreation Facilities that serve low to mod income communities as one of the highest priorities for the community. Cobb County has continued to address the need for providing a safe environment for these activities through, the South Cobb Aquatic Center which was completed during 2005. This facility was developed on the campus that houses both a Boys and Girls Club and a Health Facility in South Cobb County. A pre-award allowed the county to complete this project by leveraging future dollars received through the CDBG Program.

In addition, the City of Smyrna has completed the Chuck Camp Park Improvements utilizing the city's fair share awards. The City of Acworth has completed a Neighborhood facility at Roberts School and will continue with a Trailway to provide access to the low to moderate income park areas close to the facility.

In addition, the need for ADA accessibility at County facilities is being addressed. The county has set aside \$400,000 annually of its CDBG funds for the county to use to make county facilities ADA accessible.

Table 3 on page 17 breaks out the use of the CDBG non-housing program expenditures for 2005.

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Cobb County Response:

The HOME Annual Report contains an analysis of the extent to which HOME funds were distributed to different categories, or housing needs, as identified in the approved Consolidated Plan.

- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Cobb County Response:

All grantee funding was used exclusively for one national objective (serving low and moderate income persons), and Cobb County complied with the overall benefit certification.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Cobb County Response:

Cobb County and the GUCC thoroughly reviewed its program objectives in developing the Consolidated Plan, 2003-2005. As a result of program operations, experiences, and comments collected through the citizen participation process, the Consortium determined that the Priority Objectives, with minor changes, are still valid. Accomplishments have been made, but the resources are limited and many of the same needs remain.

The increased cost of construction and the lack of qualified contractors present problems and causes delays in providing facilities to serve the needs identified in the Consolidated Plan. The gap between cost estimates and bid prices seems to widen each year. CDBG Staff continue to work with subrecipients to help them refine their cost estimating processes and encourage them to keep up to date with what the market reflects.

Cobb CDBG staff will also encourage its CHDO and other non-profit housing providers to take advantage of training to become more knowledgeable and skilled housing developers. Staff should be aware of all kinds of funding sources and understand the most cost-effective means of completing the projects/activities.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Cobb County Response:

Throughout this CAPER, Cobb County has shown how resources identified in the Consolidated Plan have been utilized. Table 3 (page 17)

In addition, Cobb County has taken advantage of HUD Economic Development Initiatives Funds (EDI) for Small business loans in the City of Marietta; construction of the South Cobb Regional Library; a Marietta Senior Center, and the Powder Springs Ford Neighborhood Facility. Cobb County submits the annual application for HUD SuperNOFA funding . During 2005, \$281,644 in ESFP FEMA funds were received and \$368,884 in CSBG funds expended for services to poverty level persons.. These expenditures are reported under the Homeless and ESG sections of this report.

- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Cobb County Response:

Cobb County reviews all certifications of consistency submitted. In reviewing each certification, Cobb has provide certification approval to all organizations that meet one of the five Cobb County goals identified in the 2003-2005 Consolidated Plan. During 2005, 100% of the Certifications submitted were approved.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Cobb County Response:

The Board of Commissioners, the County Manager, and the CDBG Program Office work in partnership to fully plan and implement allocations in Cobb County's Consolidated Plan. Cobb County has never hindered Consolidated Plan in implementation by action or willful inaction.

- 4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.

Cobb County Response:

All funds were used to meet the CDBG National Objective for low to moderate income residents of Cobb County.

- 5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Cobb County Response:

Cobb County has an anti-displacement policy. No permanent displacement occurred using CDBG, HOME or ESG funds during 2005.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons.
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Cobb County Response:

Cobb County did not undertake any economic development activities where jobs were made available. Cobb County did carry out a Microenterprise technical assistance program which will result in Low/Mod jobs.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

Cobb County Response:

All of the activities using CDBG funds were for Low/Mod or Limited Clientele Activities, outside of economic development. Cobb County did carry out a microenterprise technical assistance program which will result in Low/Mod jobs.

8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

Cobb County Response:

During 2005, 18 housing rehabilitation loans were paid in full due to the sale of the existing property or as a result of death. All of these funds represent program income to the housing rehabilitation program. Eighty percent of the funds go back into the Deferred Payment Loan or Emergency Assistance Loan Programs; the remaining 20% goes to the administration of these programs.

- b. Detail the amount repaid on each float-funded activity.

Cobb County Response:

Cobb County does not have any float funded activities.

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

Cobb County Response:

Cobb County does not have any other loan repayment programs.

- d. Detail the amount of income received from the sale of property by parcel.

Cobb County Response:

Cobb County did not have any income from the sale of property.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and

- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Cobb County Response:

Prior Period Adjustment & Explanations for 2005 Financial Summary Report (PR26).

- (1) *CDBG total Program Income for 2005 is \$91,838.24, which includes \$83,904.4 from loan payoffs from the Housing Rehab Program and \$7,933.00 from interest incurred from LSD # 1, 3, and 4.*
- (2) *The adjustment to total expenditures was decreased by \$1,825.00 due to a voided check and returned funds on 12/30/2005. The check was reissued on 1/6/2006. This adjustment shows the true value of disbursements as of 12/31/2005.*
- (3) *The adjustment to compute the low/moderate credit was increased by \$14,800.00 expended under IDIS 2254 [Boys and Girls Club Latino Program] on 9/14/2005. In order to avoid duplication, beneficiary information was reported under the current on-going project IDIS #2252.*
- (4) *In the Public Service CAP Calculations, 2004 Program Income was overstated. An adjustment in the amount of \$74,555.80 was required to properly reflect Program Income.*
- (5) *An adjustment was made to the Planning and Administration CAP Total in the amount of \$7,933 which reflects the interest earned from Lump Sum Draws #1, 3, and 4.*

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

Cobb County Response:

Not Applicable

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

Cobb County Response:

Not Applicable

- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Cobb County Response:

The Cobb County CDBG Housing Rehabilitation Program is a zero percent loan that is paid back when the property changes hands. All new rehabilitation loans for Cobb County and the City of Marietta are now deferred loans that are repaid upon the owner selling the property.. The City of Marietta changed its policy from a 5-year forgivable loan to a non-forgivable loan. However, we still have a balance of \$615,573 in our portfolio.

Table 9 below represents the loan portfolio for Cobb County. The principal balance for deferred loans and forgivable loans are reported separately. The complete loan portfolio is available for review in the Cobb County CDBG Program Office.

Table 9
Rehabilitation Loan Portfolio

Type	Outstanding Loans
Deferred Loans Outstanding	\$2,469,789
Forgivable Loans Outstanding	\$615,573
HOME Reconstruction Deferred Outstanding	\$654,078
Total Outstanding Portfolio	\$3,739,440

- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

Cobb County Response:

Cobb County did not have any defaults during 2005.

- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

Cobb County Response:

NOT APPLICABLE

11. Lump sum agreements

Cobb County utilized CDBG Regulation 24 CFR 570.513, which permits CDBG funds to be drawn from the Treasury in a LUMP Sum for the purpose of Single Family Housing Rehabilitation Programs. Lump Sum draws funded using 1999, 2000, 2001 and 2005 funds have been made from both the Marietta and Cobb County CDBG Program totaling, \$2,500,000 [See table 10 below].

Table 10
LUMP SUM DRAWS
FY 2005 INTEREST AND EXPENDITURES

Lump Sum Draw	Amount	Date Funds Deposited	1/1/05 Lump Sum Balance			Interest Earned		Total Available Funds	2005 Expenditures	Balance 12/31/05
			Cobb	Marietta	Total	2004 Balance*	2005			
#1	\$1,000,000	10/19/99	\$ 0	\$ 0	\$ 0	\$2,102	\$38	\$2,140	\$2,123	\$17
#3	\$500,000	10/10/00	\$ 783	\$ 0	\$783	\$2	\$23	\$808	\$802	\$6
#4	\$500,000	5/29/01	\$5,218	\$150,868	\$156,086	\$14,691	\$7,872	\$178,649	\$71,596	\$107,053
#5	\$500,000	11/18/05	\$500,000	\$ 0	\$500,000	\$ 0	\$ 0	\$500,000	\$ 17,875	\$482,125
TOTALS	\$2,500,000		\$506,001	\$150,868	\$656,869	\$16,795	\$7,933	\$681,597	\$92,396	\$589,201

* Interest Earned Balance at end of 2004.

a. Provide the name of the financial institution.

Cobb County Response:

Each of the lump sum draws and interest earned is on deposit with Wachovia Bank in Atlanta, GA.

b. Provide the date the funds were deposited.

Cobb County Response:

Table 9 above provides the date each of the four open Lump Sum draws were deposited.

c. Provide the date the use of funds commenced.

Cobb County Response:

The 2000 – 2002 CAPERs reported that Lump Sum Draw #1, #3 and #4 each met the 180 Day Rule. Lump Sum Draw #5 met the 45 day rule on December 8, 2005.

d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Cobb County Response:

The 2000 -2002 CAPERs reported the percentages for Lump Sum Draw #1, #3, and #4. The 180 Day Rule for Lump Sum Draw #5 will be reported in the 2006 CAPER.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- Identify the type of program and number of projects/units completed for each program.

b.

Cobb County Response:

See Table 2, page 10

- Provide the total CDBG funds involved in the program.

Cobb County Response:

See Table 5, page 25.

- Detail other public and private funds involved in the project.

Cobb County Response:

The Cobb Housing Authority provided \$50,000 to the CDBG Program Office to make loans to low income residents for the replacement of heating systems. The CSBG Program provided \$6,000 for major home repairs [\$1,000 per unit] to residents whose incomes are below the poverty level.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Cobb County Response:

Not Applicable

Antipoverty Strategy

- Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Cobb County Response:

□ **Increase Employment:** *One area in which Cobb County has initiated a program to expand economic opportunities is in the implementation of Section 3 requirements. All contracts for federally funded professional services and construction include reporting requirements for Section 3. During the past year, the Cobb County CDBG Program Office continued its support of the Microenterprise Project. Cobb Microenterprise was initially implemented by a partnership with the United Way, The Center for Family Resources (Cobb Family Resources), Cobb County, the City of Marietta, and the YWCA. This program is now run full time by Kennesaw State University's Small Business Development Center. The Microenterprise Council provides training, technical assistance, and a small loan, to low and moderate income individuals planning to develop businesses of five or less employees. The training and technical assistance program is offered three times a year in 12-week modules and involves four design components: Training and Technical Assistance; Credit or Access to Credit; Access to New Markets; and, Economic Literacy and Asset Development.*

In 2005, the Microenterprise Council had 97 graduates, 68 that were low and moderate income persons. Upon completion of the program, alumni meetings and on-going support is offered.

Additionally, Cobb supports organizations such as The Center For Family Resources which provided direct services to more than more than 5,000 individuals in FY 2005.

Reduce Living Costs: The Cobb County CDBG Program Office increased the flow of information to local service organizations through public hearings and community meetings. The CDBG Program Office, through its coordination of FEMA funds provided vitally needed services – such as food, housing, utilities, and clothing. The YWCA provided day care to children of homeless and/or low-income families while the parents worked or looked for work.

Cobb County made home buying more affordable through the First-Time Homebuyer Program, and enabled individuals to stay in safe, sanitary and secure homes through its housing rehabilitation Program. The three TADs created by the Cobb County Board of Commissioners in 2003 are all beginning to show revitalization. Future taxes will result from property improvements and will be set aside to offset development costs.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Cobb County Response:

See General Question, Priority Objective: Provide housing opportunities to non-homeless persons with special needs, beginning on page 10.

Specific HOPWA Objectives

*The U. S. Department of Housing and Urban Development provides the Housing Opportunities for Persons with Aids [HOPWA] Program grant funds to the largest city (Atlanta, Georgia) in the metropolitan Atlanta area. Organizations that seek funding under this program apply for HOPWA monies through this application and grants management system, established beginning with Federal Fiscal Year 1993. The City of Atlanta keeps Cobb County informed on the entire application and grant award process for HOPWA funds. The Cobb County Health Department is currently receiving HOPWA funds from the City of Atlanta to provide for housing and services for persons with AIDS and HIV. **The funding information and service data will be included in the City of Atlanta's CAPER.***

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
- b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
- c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
- d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
- e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
- f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:

- a. Grantee Narrative

- i. Grantee and Community Overview

- (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

Cobb County Response:

SEE THE CITY OF ATLANTA CAPER

- ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing,

- including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
 - b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

During 2005, Cobb County experienced flooding in the southwestern portion of the county. This area contains many of the low to moderate income residents of the county. Cobb County did not qualify as a Federal disaster area, but many of these homeowners and renters did not carry flood insurance. The Cobb County non-profit organizations rallied together to provide much needed aid to these areas. The Cobb community, along with the faith based community, put together a long term recovery plan to meet the needs in this area.

Also, during 2005, Cobb County became home to an estimated 6,000 Hurricane Katrina evacuees. Once again the non-profit organizations that receive CDGB/HOME/ESG funding immediately came to the table with all available resources to meet the needs of this unprecedented influx of persons into the community. The non-profits, faith-based community, school systems and County cities worked together to coordinate services in the most effective manner. Many thousands of hours were dedicated by the staffs of these organizations to this relief effort. Cobb County opened public facilities to act as emergency homeless shelters and provided the necessary security to operate these shelters.

It is extremely important to note that the Sweetwater Valley C.A.M.P. dental and health facility constructed using CDBG funds provided medical services free of charge to many of the displaced Katrina persons.

SECTION 3
ANNUAL PERFORMANCE REPORT
COBB COUNTY, GEORGIA

JANUARY 1, 2005 – DECEMBER 31, 2005

Cobb County continued its active Section 3 Program for economic opportunities for low and very low-income persons during the 2005 fiscal year. The Request for Proposals/Qualifications for Community Development Block Grant [CDBG] funded projects incorporates all required Section 3 Plan information, which must be provided by the Architectural, Engineering, and Contracting firms that are submitting proposals for CDBG/HOME funded projects. Additionally, all firms which receive contracts must complete a required Section 3 Plan, indicating the efforts that each firm will undertake to meet the objectives of the Section 3 Plan.

During the six-month time period of October 1, 2004 through March 31, 2005, the Cobb County CDBG Program placed out for bid a total of 37 contracts. Of that total, 11 were over \$100,000 and included the required Section 3 Plan. From April 1, 2005 through September 30, 2005, the Cobb County CDBG Program Office placed out for bid 24 contracts. Of the 24 contracts, 11 were over \$100,000 and included the required Section 3 Plan.

The contracts exceeding \$100,000 included a signed and acceptable Section 3 Plan. All contractors were able to meet the required construction and professional services contracts without expanding their workforce. During the time period, there were no new hires meeting Section 3 requirements for any current contracts. The CDBG Program Office still continues to provide its technical assistance to contract agencies in Understanding and meeting the Section 3 Plan requirements to Subrecipients, County Departments, and Contractors/Subcontractors.

